

**Tooele City Council
Work Session Meeting Minutes**

Date: Wednesday, October 16, 2019
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Steve Pruden
Dave McCall
Scott Wardle
Brad Pratt
Melodi Gochis

City Employees Present:

Mayor Debbie Winn
Roger Baker, City Attorney
Glenn Caldwell, Finance Director
Michelle Pitt, Recorder
Jim Bolser, Community Development Director
Steve Evans, Public Works Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Kami Perkins, Human Resource Director
Shannon Wimmer, Assistant Finance Director

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Pruden called the meeting to order at 5:00 p.m.

2. Roll Call

Steve Pruden, Present
Dave McCall, Present
Scott Wardle, Present
Brad Pratt, Present
Melodi Gochis, Present

3. Discussion:

- Resolution 2019-73 A Resolution of the Tooele city Council Approving Poll Workers and Polling Places for the 2019 Tooele City Municipal Election Presented by Michelle Pitt

Ms. Pitt stated that Utah State Code requires the legislative body to approve municipal election poll workers and locations prior to the election. Citizens can vote by mail, or at polling locations at the Tooele County Building, Middle Canyon Elementary, Stansbury High School, or Grantsville Fire Station. The exhibit to the Resolution lists the poll workers.

Ms. Pitt said that the Council needs to set a date to canvass the election. The canvass needs to be done between November 12 and the 19th. It was decided to set a special meeting on November 19th at 8:30 a.m. Council Member Gochis will attend electronically, via phone.

- Resolution 2019-74 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Canyon Village Rust Phase 2 Subdivision Presented by Paul Hansen

Mr. Hansen stated that the public improvements include a detention pond which the City will take over and maintain. This acceptance of the improvements will begin the one year warranty period. This area includes the Pine Canyon Road which is a county road and is not finished. Since it is not a City road, the City can't require it to get done.

- Resolution 2019-75 A Resolution of the Tooele City Council Approving a Contract Change Order with Hydro Resources Rocky Mountain, Inc. for Drilling of Three Test Wells Presented by Paul Hansen

Mr. Hansen stated that Hydro Resources had a contract with the City, through Resolution 2018-22, to drill the fire station well. That well was not successful. The City has \$629,000 left in that contract. City Administration would like to use those funds to test drill up to three test wells located at: Red Del Papa, WalMart, and the sewer reclamation facility. Mr. Hansen clarified that these will be test wells only. The net increase to the contract is \$92,979.00, plus a 5% contingency of \$63,100, which is an increase in the contingency of about \$100. This will come out of impact fees. The drilling will be for new source development.

Council Member Gochis asked if the City will develop these wells. Mr. Hansen answered that the City will analyze the development of the wells after results are obtained. The wells will be developed if they are productive.

Council Member Wardle said he would like an update on secondary water for use in the spring. It was asked that this be added to the November 20 work agenda.

Council Member McCall asked about the well that the City owns in Pine Canyon. Mr. Hansen indicated that it was being developed using Kennecott water rights.

- Contract with Huber for Greenhouse
Presented by Steve Evans

Mr. Evans said that the greenhouse at the wastewater reclamation plant has had some broken equipment. He explained that the screen presses are beyond their extended period of life. To fix the equipment at the greenhouse will be \$18,640, with parts at \$13,180, for a total of \$31,820. Mr. Evans asked Huber about service contracts. A 5-year service contract would be \$50,180.83, with a 10% discount for parts. With that contract, they will come out five times a year. Mr. Evans added that last time the track broke, it took 55 days for City employees to fix. When Huber fixed it, it took 2 days. The Council suggested a service contract be brought back to them for approval.

- Ordinance 2019-28 An Ordinance of Tooele City Council Amending the Moderate Income Housing Element of the Tooele City General Plan
Presented by Jim Bolser

Mr. Bolser stated that in December 2018, the Council adopted an update to the Moderate Income Housing Plan. This is required every so often, by law. Senate Bill 34 requires communities to adopt at least three strategies for moderate income housing. Mr. Bolser said that this current update does not change the City's moderate incoming housing plan, but it identifies seven strategies that the City already has in place, thus complying with the Senate Bill 34 requirements.

Mr. Bolser requested that this plan update be adopted at the Council's next meeting. It is required to be submitted to the State by December 1st.

- Mountain Valley Townhomes Preliminary Plan by Matt Carter at 750 North 100 East, 44 Townhome Lots, 4.1 Acres in the MR-16 Multi-Family Residential Zoning District
Presented by Jim Bolser

Mr. Bolser said that in the spring the City adopted what is known as the "Brady Zoning Map" amendment. The developers have brought forth a townhome project for this area. It has separate ownership of the units so it has to be platted. Mr. Bolser added that this plan will be on an upcoming meeting for formal adoption. The Planning Commission forwarded a unanimous recommendation.

Chairman Pruden had a question about where the roadway joins 700 North because it is offset causing the intersection to be off. Mr. Bolser said that the reason the roadway is offset is that the developers are attempting to avoid the western road and some existing older trees and landscaping in that area. Mr. Hansen said it's the best fit that the City can accommodate the ingress and egress for that development. Mr. Hansen said that the roadway provides a second access, even though the access is not ideal. These roads are private roads so the traffic load should be fairly small.

Council Member Wardle asked if the fire department had approved the roads, with the dead ends. Mr. Bolser said that the roads meet the fire requirements. He added that it's not ideal

because the fire trucks will have to back up, but they meet the requirements and the fire department has approved it. Council Member Wardle asked if this development would be an HOA. Mr. Bolser answered that they don't know yet if they will have an HOA, but the owners will upkeep the common areas.

Chairman Pruden asked Mr. Bolser to stress to the owners that the Council would like them to maintain the property.

Council Member McCall asked if the developer has looked at the lot next to this development. The owner may be looking to sell this property, which may allow them to punch the road through.

Council Member Gochis asked where the visitor parking was. There is only a small area designated as visitor parking.

- PAR Tax Projects
Presented by Darwin Cook

Chairman Pruden stated that there is \$1.2 million in the PAR tax fund, but \$300,000 has been promised, leaving about \$850,000.

Mr. Cook stated that his staff has created a list for the Council's consideration. Mr. Cook explained the items on the list:

1. Golf Course Hole #17 Safety Net - there is an issue at Hole 17. If there's a splice, the ball may hit one of two houses. There have been broken windows, and these houses have been hit several times in the past. The City will purchase the net and have it installed. It should eliminate about 80% of the balls hitting these houses. Will look similar to the net at the driving range.

Chairman Pruden said he would like the net because it could prevent a lawsuit. Mr. Baker added that the City hasn't had to pay any claims yet, but the insurance company recommended that we take precautionary measures.

2. and 8. New Playground Equipment for Glen Eagles and Parkers Park. The playground equipment is very old and has safety issues. Mr. Cook added that the Council could offer a lesser amount than requested, with the direction that the Parks Department see what they can do with it.

4. Backflow preventer was not put in at Dow James.
5. Was difficult to hire a night time waterer. Only 2 places is cemetery and city park are the only places that we still night time water. If we could get the meter, could eliminate the night watering. If we just do the back flow preventer.
6. Tournament last weekend of 64 participants. The participants were from all over, including other states. Would like to get lights. Would like to apply for a grant from the county for a possible 50/50 split on the cost, and the other half of the pickle ball

courts. Grant through tourism fund. Timer will be 6-11, with a push button to begin the lights.

7. Commissioner Thomas said that the county was considering putting in pickle ball courts at the Deseret peak complex. As we do tournaments, it will get more and more popular.

Number 9. Pond was built too shallow, grows algae. Has been drained and emptied. Membrane too old to be repaired. would like to drop the pond lower, would give it a cleaner look. Would need to be bid out. Council Member Wardle feels that this pond was tied to an insurance claim because some homes were flooded. We had to dig a trench and drain the pond.

Wardle would like different options to be brought to the council other than dropping the pond.

#12, has been approved, but has not been taken out of the budget yet.

Chairman Pruden asked if any of these projects could be taken out of park impact fund. Roger: have to show that they are growth related. Pickle Ball is growth related.

Pruden talked about fixing the splash pad with PAR money. Darwin to fix it would be about \$46,000. Pruden feels this should be a priority item because citizens wanted it. Take out the fence so that it's accessible to the public without having to go through the pool.

Shave off \$200,000 – forego the pond. – use that money towards the splash pad. Do the pickle ball lights and other court. As the grants come in, use that money. To use some of the other needs.

Council Member Wardle: expressed concern about approving all the items. The splash pad if that gets fixed, should replace the wood chips with something that won't clog our system. Would like to do something at England Acres. Would like to go through the items one by one, rather than approving the whole list.

Darwin said that they have had complaints about the playground being too far away from the pavilion. As people rent the pavilion, they don't feel safe about their children playing at the playground so far away from them. Can we move the playground closer to the pavilion.

McCall if the playground equipment is moved, it may affect the use for events at the park, with seating areas and vendor trucks. Fridays on Vine and Arts Festival. Wardle: what are we doing about softball fields. May be wise to redesign that whole area with playground, sprinklers, etc. a small redesign on the west side of the park, what could it look like. Should wait. Should make what we've got usable. 1-8, plus splash pad. Wardle: can participate by donating the land for the softball fields. We have England Acres that could be a walkable area with smaller pavilions to possibly connect with the

golf course. McCall should be discussed again in another work meeting for possible ideas. Look for sponsors, such as Kennecott, to sponsor the park, and put their name on the park. Beneficial to look at.

Wardle, not fund #4. If grants come through for pickle ball, come back with park redesign. Not #11. Draw line between 8 & 9. 1-8, plus splash pad. Plan on \$100,00 for the splash pad because have to redo the bark by the playground. Reach out to the owner of the devil ditch drainage to see if they would like to partner with the City to do something like a bike/walking path to join in the England Acres. There are 3 property owners along there. Try to get money through the county through their trail system.

Pruden: 1-8, but not 4, and \$100,000 for the splash pad. Apply for grant money for the pickle ball projects.

1.2 out of park impact – postpone this discussion. Get more information about a trail system.

The Council would like to discuss this again at the November 20th meeting.

- Department Equipment Request
Presented by Mayor Debbie Winn

- City Hall Ramp
Presented by Mayor Debbie Winn

8. Close Meeting to Discuss Litigation and Property Acquisition,

Council Member Gochis moved to close the meeting. Council Member Pratt seconded the motion. The vote was as follows: Council Member Wardle “Aye,” Council Member Pratt “Aye,” Council Member Gochis “Aye,” and Chairman Pruden “Aye.”

9. Adjourn

Council Member Gochis moved to adjourn the meeting. Council Member Pratt seconded the motion. The vote was as follows: Council Member Wardle “Aye,” Council Member Pratt “Aye,” Council Member Gochis “Aye,” and Chairman Pruden “Aye.”

The meeting adjourned at 6:28 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 6th day of November, 2019

Steven Pruden,
Tooele City Council Chairman