

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, November 20, 2019

Time: 7:00 p.m.

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

City Council Members Present:

Brad Pratt

Melodi Gochis

Steve Pruden

Dave McCall

Scott Wardle

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Chief Ron Kirby, Police Department

Roger Baker, City Attorney

Steve Evans, Public Works Director

Darwin Cook, Parks Department Director

Glenn Caldwell, Finance Director

Paul Hansen, City Engineer

Michelle Pitt, City Recorder

Cylee Pressley, Deputy Recorder

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 City Attorney Roger Baker.

2. Roll Call

Steve Pruden, Present

Brad Pratt, Present

Melodi Gochis, Present

Dave McCall, Present

Scott Wardle, Present

3. Mayor's Youth Recognition Awards

Presented by Mayor Winn, Stacy Smart, Communities that Care Coordinator, and Chief Ron Kirby.

Mayor Winn welcomed visitors for the Mayor's Youth Awards and introduced Tooele City 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:

- Chaylee Benson
- Brody VanSleeuwen
- Madison Stephenson
- Luis Mejia
- Seth Priest
- Taycen Campbell

4. Public Comment Period

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

Chairman Pruden closed the public comment period.

5. Resolution 2019-78 A Resolution of the Tooele City Council Approving Restatement #1 of a Memorandum of Agreement with the Utah National Guard.

Presented by Roger Baker

Mr. Baker stated Tooele City installed a water main in the SR 36 right-of-way in the southern area of town to service the Tooele County Detention Facility. That is a single feed dead-end line, but it was expedient and necessary at the time to provide water to the County jail at the location approved by the County Commission. The water line goes past the National Guard facility at the entrance to the Tooele Army Depot. Recently the City Council approved an agreement with the National Guard that allowed a water line to come off of the city main line and Main Street to proceed west to the National Guard facility for fire protection. Mr. Baker stated that there are water supply and water quality challenges at the National Guard facility which have facilitated the National Guard asking the City to consider allowing them to make a connection to the fire line for culinary service to the existing building for interior purposes only. The City administration is amenable to that request. The agreement would also cover a future facility to be constructed by the National Guard and allow for interior culinary water for that facility as well.

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

Council Member McCall motioned to approve Resolution 2019-78. Council Member Gochis seconded the motion. The vote was as follows: Council Member Pratt, “Aye,” Council Member Gochis, “Aye,” Council Member McCall, “Aye,” Council Member Wardle, “Aye,” Chairman Pruden, “Aye.” The motion passed.

6. Ordinance 2019-26 An Ordinance of Tooele City Amending Tooele City Code Title 5 to Locate Business Licensing Functions in the Community Development Department.

Presented by Roger Baker and Jim Bolser

Mr. Baker said that this was discussed in a work meeting in recent months. The City business license functions have been transferred from the City Recorder's Office to the Community Development Department. Title 5 contains all the various business licensing types and procedures which refer to the City Recorder's Office and the City Recorder. Due to the reorganization it was expedient to amend the Title 5 code provisions and refer to the Community Development Department and Director. Through the process of doing the updates, Mr. Baker stated that he has suggested to update some of the appeal procedures as well.

Mr. Baker stated that there was an oversight and the exact red line revisions were not provided in the City Council packet, but he had described all changes in his explanation of the agenda item. Mr. Baker asked if the Council would like to table the vote. The Council chose to vote on the item.

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

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

7. Ordinance 2019-30 An Ordinance of Tooele City Amending Tooele City Code Chapter 4-15 Regarding Impact Fee Waivers for Affordable Housing.

Presented by Roger Baker

Mr. Baker stated that this is a topic that has been discussed recently by the City Council in the public work meetings. There has been substantial input from the Tooele County Housing Authority and Utah Housing Corporation. Both agencies provide access to federal tax credits for the purpose of providing affordable purchase and rent to own single family homes in Tooele City. There is an existing impact fee waiver in the Tooele City Code, currently in the amount of \$5,000 per dwelling unit. The procedures for who is eligible for the fee waiver are not contained in the current code. The purpose of the ordinance is to clearly identify who is eligible for the credit of impact fees and to make sure eligibility is linked to affordability, so the benefit achieves a decrease in the rental and purchase prices. The second item is to propose increasing the

amount of the waiver from \$5,000 to \$10,000 per dwelling unit. Currently the City impact fees are set at \$9,400 per single-family dwelling unit.

Chairman Pruden thanked Mr. Baker and stated that this will be a wonderful thing for the citizens. Mr. Baker stated that there are 12 homes currently in the process that will be able to take advantage of the changes.

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

Council Member Gochis motioned to approve the Ordinance 2019-30. Council Member Wardle seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

8. **Resolution 2019-80 A Resolution of the Tooele City Council Authorizing the Mayor to Sign a Contract with SKM for Electrical Design, Construction Management, and System Integration Services Associated with Replacement Well House No. 6.**

Presented by Paul Hansen

Mr. Hansen stated that Tooele City operates a number of culinary wells and springs which supply the community water. Well six is one of the older facilities and is located just west of the Tooele Technical College and south of Christensen and Griffith. The well house was constructed in the 1960's and because of changes in power the electrical must be converted from a 2300 volt system to a 480 volt system. Rocky Mountain Power is phasing out the 2300 volt system. The new equipment is bigger than the current well house will accommodate and expanding the building would require tearing down nearly 70% of the building. SKM is the firm that currently helps the City with data acquisition for the wells and springs, and would also integrate the new well house into the system. The bid is \$42,370, which is a not to exceed contract amount. The price does include some of the electrical control panels.

Chairman Pruden asked if there were questions or comments from Council.

Council Member Pratt motioned to approve Resolution 2019-80. Council Member McCall seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

9. **Resolution 2019-81 A Resolution of the Tooele City Council Approving an Agreement with Hales Engineering for an Update of the Tooele City Transportation Master Plan.**

Presented by Paul Hansen

Mr. Hansen stated that the Council is aware that the culinary and sanitary sewer master plans are being updated. The purpose of the master plan studies is to look at meeting the needs for future growth in Tooele City. One of those additional key elements that goes together with water, sewer, land use, and zoning is the associated aspect of transportation master planning. The most recent complete transportation master plan was done in 1996. In the interim time there have been many smaller scale studies looking at growth. City staff believes that the time is right to do a full transportation master plan update, taking into account zoning and growth pattern changes. Historically, the City has used Hales Engineering to work with the studies. They have great experience and knowledge in Tooele City and Tooele valley. Hales Engineering has submitted a cost proposal of \$78,200. Mr. Hansen stated that is a lot of money, but the proper planning of road ways is essential to ensure that roads under sized or oversized to meet future needs. The funding for this would be paid out of the Road C revenue fund.

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

Chairman Pruden asked when Hales anticipates starting the study, Mr. Hansen stated at any time.

Council Member Wardle motioned to approve resolution 2019-81. Council Member Pratt seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

10. Resolution 2019-82 A Resolution of the Tooele City Council Approving an Agreement with England Construction for Completion of the Modified Elton Park Sidewalk Project.

Presented by Darwin Cook

Mr. Cook stated the City is excited to enter into a contract with England Construction to complete the walking path around Elton Park. This will be a great feature for the park. Elton Park is one of the older parks in Tooele City and it does not have a completed path all the way around. The amount of the contract is \$67,675 and the contractor is ready to go.

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

Chairman Pruden stated that this is an exciting project.

Council Member McCall motioned to approve Resolution 2019-82. Council Member Gochis seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

11. Resolution 2019-83 A Resolution of the Tooele City Council Approving an Agreement with Big T Recreation for the Purchase and Installation of New Playground Equipment.

Presented by Darwin Cook

Mr. Cook stated this is an approval of a contract with Big T Construction to replace two of the City's aging playgrounds at Glen Eagles and Parkers Park. Both of the playgrounds have equipment that is falling apart and becoming safety hazards. At Parkers Park some of the features have been removed from the playground. The contract is in the amount of \$202,112 and this is a PAR Tax project.

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

Council Member Pratt asked about the invoice; in looking at the invoice, the amount of the Parker Park is double the amount at Glen Eagles park. Mr. Cook stated that the enclosure where the playground was built at Parkers Park is larger than Glen Eagles.

Chairman Pruden asked when the playgrounds will be completed. Mr. Cook stated that they will be complete by April 15.

Council Member Pratt motioned to approve Resolution 2019-83. Council Member Wardle seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

12. Minutes

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

Council Member Wardle motioned to approve minutes from the City Council November 6, 2019. Council Member McCall seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

Ms. Pitt asked if the minute approval included the approval of the canvass minutes as well.

Council Member Wardle motioned to strike the prior motion and motioned to approve all minutes including the Canvass minutes. Council Member Pratt seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye on all but the canvass minutes" Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

13. Approval of Invoices

Presented by Michelle Pitt

An invoice in the amount of \$72,925.81 to Honnen Equipment for a John Deere Compact Excavator.

An invoice in the amount of \$65,215 to Ken Garff West Valley, for two trucks for the Wastewater Department.

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

14. Adjourn

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

The meeting adjourned at 7:41 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 4th day of December, 2019

Steve Pruden, Tooele City Council Chair