

**Tooele City Council
Work Session Meeting Minutes**

Date: Wednesday, May 20, 2020
Time: 5:30 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main St., Tooele, Utah

City Council Members Present:

Scott Wardle, Chair
Melodi Gochis
Tony Graf
Ed Hansen
Justin Brady

City Employees Present:

Mayor Debbie Winn
Michelle Pitt, Recorder
Jim Bolser, Community Development Director
Matt Johnson, Assistant City Attorney
Darwin Cook, Parks and Recreation Director
Chief Ron Kirby, Chief of Police
Shannon Wimmer, Finance Director
Cylee Pressley, Deputy Recorder
Jami Carter, Librarian

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Wardle called the meeting to order at 5:30 p.m.

2. Roll Call

Scott Wardle, Present
Melodi Gochis, Present
Tony Graf, Present
Ed Hansen, Present
Justin Brady, Present

3. Mayor's Report

The Mayor updated the Council on these items:

The Mayor reported that information was sent to the Council yesterday, and is now on social media, about the 4th of July celebration. The City has cancelled the parade and park activities and is planning alternative events. People are still able to participate, just in a different manner.

Governor Herbert announced that the state moved to the yellow phase. The Mayor said that she anticipated that City buildings will be open soon with safety precautions in place. People are still advised to social distance and wear face masks where appropriate.

The Mayor invited the Council and public to visit the cemetery and the Veterans Memorial Park this weekend. There is a new cemetery fence and there will be a new statue at the Veterans Park. Mayor Winn explained that the City is not cancelling the Memorial Day celebration, but postponing it until a later date. There will be information in the Transcript Bulletin, on the City website, and in the *Ninety North Main* publication.

4. City Council Members' Reports

Council Member Gochis said that she did some research regarding the two-year grazing and leasing permit with Settlement Canyon. They have been paying \$300 annually under our agreement with them. She checked on the federal fees and state wildlife fees, and found that they are \$1.35 per animal unit. She feels our agreement is in line with those fees. Council Member Hansen added that he checked with the Cattlemen's Association, and the fee was about the same. It was suggested to put this item on the June 3rd agenda.

Council Member Brady: Nothing

Council Member Hansen: Nothing

Chairman Wardle said that next Wednesday he will be meeting for the first time with a group to discuss affordable housing options. A budget meeting has been scheduled for June 9th for the Council and staff at 6 pm. He added that there would be a budget discussion tonight and on June 3rd. Council Member Gochis said she appreciated the budget report that was given to the Council. She said she looked forward to being able to meet and get clarification on some of the changes that have been made. Council Member Hansen said that he was good with the schedule outlined by Chairman Wardle. Council Member Brady said he had emailed his questions about the budget to the Mayor, and knows that the answers were forwarded to the rest of the Council. The Mayor said that it would be helpful to receive information and questions from the Council before the upcoming meetings so that staff can be prepared with answers.

Council Member Graf joined the meeting at 5:42 p.m.

Council Member Graf had nothing to add.

5. Discussion:

- Budget

Ms. Wimmer explained the budget handout that had been provided to the Council. She said that some of the projects that weren't completed in this year's budget will be carried over to next year's budget. Some examples given were the dump truck beds, security cameras at the wastewater plant, and glass, or sneeze guards for various offices.

There was a discussion about security in City hall, to provide windows and/or doors for a second exit. Right now, the focus is on putting in the glass, or sneeze or cough guards, instead (due to COVID). The City is hoping to install the glass the first week of June. They are back-ordered. Those costs will be brought back to the Council.

Chairman Wardle asked for an explanation of the decrease or increase of over 5% in each line item. Ms. Wimmer explained those differences and other updates that had been made to the tentative budget:

- The Library is asking for a \$4,640 increase which would allot them access to 250,000 more items.
- \$1,000 request in the cemetery 311 account for their cemetery software program.
- Pickle ball courts – costs will be carried over.
- \$23,182 to install the sprinkling system at the Aquatic Center park.
- 41 fund for lease payments that are obligated for some equipment.
- Small changes for insurance amounts in the 75 fund as employees are switched out.

Council Member Brady said that he questioned the increase to the staffing at the golf course. The Mayor explained that it wasn't an increase to staff. The City had an agreement with the golf pro that when he completed the PGA certification, he would receive an increase. He asked about the double frontage lots and who would do weed abatement on those. Mr. Cook indicated that parks would continue to maintain those.

Council Member Gochis asked about the funding for overtime for the 4th of July, and for the float, and what would be done with those funds since many of the 4th of July activities were cancelled. Ms. Wimmer said that those amounts hadn't been taken out yet because there will be some expenses for the other programs that were planned. The Mayor added that the City probably wouldn't use all of that budget, but will need to use some of it. She added that the float had already been paid. It will be stored and used next year.

Council Member Gochis asked why there wasn't an amount listed for the COVID 19 prevention and emergency preparedness. Ms. Wimmer answered that there was about \$52,000 for items that Mr. Bolser had requested. Those items had to be cut when the City had to reduce the budget due to COVID. She said that the City could add an amount for things that might come up in the fall, if the Council would like to. The Mayor added that the City could move the amount for the float in to this line item if needed. Chairman Wardle asked if personal protection equipment (PPE) was needed. The Mayor said that yes, the City is currently stocking up on several items, but are not able to get Clorox wipes. When City Hall is opened, other groups use the building and the City will have to clean and disinfect the Council Chambers more often. This takes employees and supplies to do that.

Council Member Hansen said he thought the Mayor and staff had done a wonderful job in keeping the staff and public safe.

Council Member Gochis asked about the repair and restoration of the restrooms at the Wigwam. Mr. Cook answered that the plan was to make the area a park amenity for the public to use. He indicated that he would come back to the Council asking for a fee schedule for that use.

Council Member Gochis then asked about the lakes at Overlake. There was \$100,000 budgeted. The Mayor said that the City owns the lakes. Council Member Gochis said that previously there was \$5,000 budgeted, and there is now \$100,000. Ms. Wimmer said that she would need to talk with Steve Evans, and could then discuss it with the Council at a later meeting.

Council Member Gochis asked if the police had purchased all the automobiles they needed. Ms. Wimmer said that some of the vehicles were purchased out of 53 transfers. The transfer reduced the police line item at that time. The difference is to bring the whole amount back in this account for next year. She explained that the amount hadn't changed, and is the same as years in the past. Mayor Winn added that the City will need to wait until January to see how revenues are coming in. Budget cuts may be needed if the revenues aren't there in January. Ms. Wimmer said that when this fund gets up to date, it would allow the City to stay up to date with replacing vehicles.

- Annexation Plan

Mr. Bolser stated that there is a common misperception about an annexation policy plan and an annexation. He proffered an analogy as an explanation of a doctor's office visit where the exam room equals the annexation, and the waiting room equals the annexation policy plan. He added that the City is in the waiting room process. The Council put Ordinance 2010-15 in place, which is the currently adopted annexation plan. This is not a part of the ongoing general plan update process. The annexation policy plan process doesn't mean that any properties will or won't be annexed. The process only allows the conversation to happen.

Mr. Bolser stated that the earliest potential for the annexation policy plan to go before the Council as a public hearing would be June 17th, after the Planning Commission public hearing and recommendation. He added that the Planning Commission has received one comment from an affected entity.

Mr. Bolser talked about the proposal of the annexation policy plan, and that expansion areas H, I, and J are the proposed areas.

Council Member Gochis said that she was aware of another request to be annexed in. Mr. Bolser said that since this process started, another property owner requested another annexation which would not be a part of anything already proposed. He explained that the City could either restart the process to include this request, not entertain the request, or treat it as a separate request. Council Member Hansen said that it was on the east side of Droubay Road, and was requested by Mr. Schmidt. Chairman Wardle asked if it was possible to do an amendment so that it didn't interrupt the current process. Mr. Bolser said that if the City were to add in this request, the

process would have to start over. Council Member Hansen asked about water for this annexation. Mr. Bolser said that those answers would be addressed in the annexation process. Council Member Graf asked about running this second request as a separate process, and if it needed a separate public hearing how far back would it set everything. Mr. Bolser answered that it would set everything back 6-8 weeks. Council Member Graf expressed concern that it would cause a lot of confusion to the public if two annexations were done so close together. Chairman Wardle explained that in his discussion with Mr. Schmidt, it was his opinion that Mr. Schmidt was okay to have his request be treated as a separate request.

Council Member Gochis asked about the timelines. Mr. Bolser reviewed the timeline, and walked through the things that have already been done.

Chairman Wardle asked the Council members that attend the Planning Commission meetings, to let the Council know how it's going in their process.

Council Member Gochis asked Mr. Bolser to send his PowerPoint presentation to the Council because it was very informative.

Mr. Bolser added that those affected are the taxing districts, some of which include the North Tooele Fire District, Mosquito District, Grantsville City, and the Stansbury Park Improvement District. The City is required to notify the affected entities, not property owners. He added that anyone can comment at the public hearing. The City has received one comment, from the North Tooele Fire District, who expressed concern about trying to spread city services and the effect on their services.

- PUE Vacation Request for 808 East 240 South
Presented by Jim Bolser

Mr. Bolser stated that at the last Council meeting, the Council heard a vacation request from a property owner for an accessory garage. This request is a similar situation where the Harris family would like to vacate the west easement for some garage space, as an accessory garage. The Council was asked if they would like to pursue this further.

Council Member Hansen answered yes. Council Member Graf said that he was concerned that this would open a door and set a new trend. Mr. Bolser said that it was not that uncommon and seemed reasonable. He added that at the time of the development, you don't always know how much development will be around it and how utilities will traverse back and forth. He indicated that on this property, the property lines don't line up and there was only a remote possibility that a utility line would be run through this area and the utility providers have provided a clearance to this request.

It was the Council's opinion that they would like this to be brought back.

- Zoning Map Amendment Request in Tooele Research and Development for the West Side of 1200 West from 90 South to Approximately 470 South
Presented by Jim Bolser

Mr. Bolser stated that this is a continuation of a conversation from the last Council meeting. The question is whether to pursue this as a zoning map amendment or a text amendment. Mr. Bolser listed the disadvantages and advantages to both for the Council. Mr. Bolser explained that there are multiple companies that are currently in rotation to serve as towing services in this area. There are State requirements that the companies need to be located within the area they serve. Mr. Bolser also listed the differences between the Light Industrial and Industrial zones and outlined the steps to move forward. It is a 6-8 week process.

Council Member Brady asked if Mr. Allred was asking for a zoning change, and if it was the City who brought up the text amendment option. Mr. Bolser said that as City staff was discussing the issue, staff felt it may be best to bring it as a text amendment. Council Member Hansen asked if the City does a text amendment did it mean that it would apply to all of the areas with that zone. Mr. Bolser answered that that would be one of the disadvantages.

Mr. Bolser said that there are other uses in the area such as educational and research uses. The City would still have the ability to buffer the educational and research with a gradual buffering between them.

Council Member Hansen said that he was not for the text amendment. Council Member Graf said that he had concerns, and would rather see a zoning amendment instead of a text amendment. Council Member Brady agreed. Council Member Gochis disclosed that the property owners are relatives of her husband, but stated that she didn't see it as a conflict. She stated that she would rather see a zoning amendment. Chairman Wardle said he was not in favor of the rezone because it may open this area to a sexually oriented business. He added that other uses could cause pollution and make it difficult to sell our commercial park property. He also expressed concern about how to prevent it from spreading across the railroad tracks.

6. Close Meeting to Discuss Litigation and Property Acquisition

Council Member Gochis motioned to recess the meeting. Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," and Chairman Wardle, "Aye."

The meeting was recessed until 7:50 p.m.

7. Adjourn

Chairman Wardle adjourned the meeting at 8:30 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 _____ day of June, 2020

Scott Wardle, Tooele City Council Chair