

**Tooele City Council
Work Session Meeting Minutes**

Date: Wednesday, October 7, 2020

Time: 5:45 p.m.

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

City Council Members Present:

Justin Brady

Tony Graf

Melodi Gochis

Scott Wardle

Ed Hansen

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Chief Ron Kirby, Police Department

Steve Evans, Public Works Director

Paul Hansen, City Engineer

Darwin Cook, Parks Department Director

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Michelle Pitt, City Recorder

Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

Chairman Hansen called the meeting to order at 5:47 p.m.

1. Open City Council Meeting

2. Roll Call

Justin Brady, Present

Tony Graf, Present

Melodi Gochis, Present

Scott Wardle, Present

Ed Hansen, Present

3. Mayor's Report

Mayor Winn asked Mr. Bolser and Mr. Stewart to share information related to building permits and grant applications. Mr. Bolser shared that the City in 2020 by calendar year, is on pace to have an increase in new building permits of 62.5%. The City is on pace for valuation permits for a 18% increase over 2019. In 2020 the City has performed 4477 inspections, which is a 22% increase over 2019. Mr. Stewart listed the grants that he is working on applications, including Tooele County COG, UDOT, Wasatch Front Regional Council and FEMA.

Mayor Winn gave an update on the 12 inch main line near England Acres. The low bid was the same company doing the infrastructure on project that discovered the issue. The project is \$51,776. Both drilling and testing is done on the new wells. The water rights will be moved into the wells, with infrastructure to follow shortly after. Pratt aquatic Park is torn up to put in a sprinkler system. The City staff is able to put in the system for just under \$20,000. Th City had to cancel the downtown trick or treat. The staff was able to put together a Haunted Historic Park. Take Pride Tooele Thursday will be on October 8 at 6pm by the rodeo grounds on 200 West.

Mayor Winn updated the Council on the CARES funds. The training sessions for CustomFit, through the SBCD, will start October 12, 2020. The classes are covid related to help business owners. A list of small business grants were given to the Council. There were 35 business applications, but only 22 were qualified to receive funding. The first round funded a total of \$155,483.10. Mayor Winn asked for approval to pay the checks after the meeting.

There was a discussion about the PPE and what could be funded. Mayor Winn stated if a business received the PPE that amount was excluded from the funding provided by the City. Council Member Wardle stated he was concerned about the PPE and the exclusion because the PPE and this funding are separate. Ms. Wimmer stated the reduction of the PPE was to ensure the businesses did not get the same loss covered twice, to ensure the City does not have to pay back the money twice. The criteria about the PPE and the selection of applications was going to be forwarded to the Council for more information.

Council Member Gochis motioned to approve the payment of the grants. Council Member Graf seconded the motion. The voting was as follows; Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Gochis, "Aye," and Chairman Hansen, "Abstained." The motion passes.

4. City Council Members' Report

Council Member Gochis listed the meetings and dates she has attended over the past several weeks. stated she has attended the COG and Open House for Tooele City General Plan meeting. She thanked the Planning Commission for their work on the General Plan. The Census was

completed. She congratulated Council Member Wardle for his participation in the candidate event for the County Commission positions.

Council Member Brady stated he is one the North Tooele Service District and there was confusion on the Aaron Boulevard development which will be brought back to Council. There were two applicants for the board positions on the district. He will be attending the Affordable Housing meetings.

Council Member Graf listed the meetings he has been attending. He thanked the Community Development Department and the Planning Commission for their presentations on the General Plan open houses. He attended the Homecoming Parade.

Council Member Wardle thanked the Council Members for their comments about the County Commission seat. He stated a tentative calendar has been set for the Affordable Housing group. He discussed the options that are being discussed by the group and asked if the Council agreed to have the ideas presented at the Planning Commission meetings. The Council agreed for the presentation to the Planning Commission. Council Member Wardle gave some comments about his feelings of CARES monies and helping the businesses.

Chairman Hansen stated he has attended a lot of meetings and he appreciates what the City is doing.

There was a change to the agenda; items by Mr. Bolser, Residential Development Standards, Amusement Code, and Annexation Policy Plan and were presented first before going to recess at 6:47pm for the City Council Business meeting. Other items were presented after the Council Business meeting that concluded at 8:14pm and the Work Session was reopened at 8:21pm.

5. City Council Discussion Items

- **Sidewalk Replacement Program**

Presented by Mayor Debbie Winn

Mayor Winn stated the sidewalks are public property and public right-of-way and the condition of the sidewalks has deteriorated. In the last couple of months there seems to be an increase in the notifications to the City in the disrepair of the sidewalks. The City has tried to comply with the worst ones, budget is limited, and the 2020 budget is spent or allocated. To repair the sidewalks, the contractor bids are very high for small jobs, \$2,000- \$6,000. In Tooele City there was a program about 20 years ago where the homeowners could request the sidewalk be repaired if they paid 50%. The staff created a draft of the program.

Mayor Winn stated that she believes the policy would go a long way with the residents. She also provided the Council with a list of the special projects by the Council and the funding for that account. There is \$653,000 in the account. She asked the Council to take some of those funds to put them in the line item for replacement. The City believes there are over \$6 million of sidewalks that need to be replaced, not including the places where there are no sidewalks.

There was a lengthy discussion of how to use the Council monies, the 50% program, and monies for the future. The intent of the Council projects monies was intended for one time projects. The Council is concerned that they are liable for the repair of the sidewalks and they need to have continuing funding. A decision was made to pursue a policy for the replacement program, move some of the Council special projects monies for projects to sidewalk repair, bid out square foot contracts for a large number of sidewalks to have a contractor on standby, and to look into charging a fee monthly to residents.

- **Amusement Code Change**

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the department had reviewed the Code and there are two definitions for recreational facility indoor and recreation facility outdoor which have been a struggle. The definitions create broadness and can be problematic. The staff would like to structure the definition more clearly. The staff has created an amusement facility which separates more of the recreational outdoor. The proposal is to create the definition of an amusement facility, clarify the recreational facility definitions and apply that into the commercial zones.

Chairman Hansen asked what the problems have been in the past. Mr. Bolser stated a lot of the problems are just classifying businesses into the definitions.

- **Ordinance 2020-04 An Ordinance of the Tooele City Council Amending the Adopted Tooele City Annexation Policy Plan for the Purpose of Identifying & Including One New Potential Expansion Area Into the Plan & its Accompanying Expansion Areas Mapping**

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the council asked the staff to pursue a new area in the Annexation Policy Plan and Expansion Area Map. The current plan was approved in 2010 and revised in June of 2020. This proposal would include Area K, which is south of the Carr Fork subdivision. Approving a property to the Annexation Policy Plan does not mean the property will or won't be annexed. The Council will have a public hearing for this item on October 21, 2020.

Chairman Hansen clarified that this allows property owners to ask for annexation, but they could be denied? It seems like inclusion would give the property owner hope to be included in the City. Mr. Bolser stated the state code has a firm prohibition for Cities to even consider an annexation petition, unless the area containing the annexation is within an area in the Annexation Policy Plan. If a petition were to come from an area outside the approved areas, the City would be prohibited from considering it. The annexation process itself will provide the information and if the area is desirable to the City. The City Council would be under no obligation to approve an annexation request.

- **Residential Development Standards**

Presented by Jim Bolser, Community Development Director

Mr. Bolser gave a brief presentation and recognized Mr. Russ Tolbert of Hallmark Homes who has been working with staff on issues in the City Code to the attention of staff. The first item is a clarification that needs to be made in regards to the setbacks of driveways to an intersection. The change is to the distance on what it needs to be as an error was made in the distance to the intersection. No application since the approval of the code have been affected by the incorrect number. The second item relates to the anticipation of the setback with corner lot sizes. The new notation would require a larger corner lot, unless the plat designates the direction the home on the lot would face to mitigate the need to adjust lot size to ensure compliance with the setbacks. The last item dealt with multifamily units and garages that face the front. The proposal is to change the setback with garages so that it is no longer a hinderance to the builders. The last idea is a design standard criteria modification. The proposal suggests a method by which an applicant can modify the design criteria in the City Code as part of the site plan review with approval from the Planning Commission.

Council Member Brady asked about the deviation in design standards and if it would be by project or by house? Mr. Bolser stated that it could be both, but would be approved or disapproved by the Planning Commission. Council Member Graf asked if there are uniform suggested code and how does this adhere to that. Mr. Bolser stated that there are a number of model codes, but they are different. The City has adapted the code to best fit Tooele.

Mr. Bolser asked if the Council was supportive of sending these items to the Planning Commission? The Council agreed to move it to the Planning Commission.

- **Equipment Requests**

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook stated that there were several large pieces of equipment that the Parks Department needed replaces, bucket truck, forklift, and lawn mower for the golf course. Each of the pieces of equipment are in desperate need of replacement for OSHA compliance, and they are not working or in the shop routinely. These pieces of equipment were not included in the 2020 budget.

The Council asked Mr. Cook to come up with RFI's, look for leases, and used equipment before a decision would be made on the purchases. Council Member Wardle asked Mr. Cook to look at areas within his budget for funding and reduction in costs to fund these equipment requests.

Mr. Cook further presented that two playgrounds, Elton Park and Settlers Park that have plastic enclosures. They need to be replaced and there has been an injury. These will be replaced with cement. The lowest bid is \$13,800 with SFT Concrete.

6. Closed Meeting

Litigation, Property Acquisition, and Personnel

The Council went into closed session at 9:15 pm. Attendees included, Chairman Hansen, Council Member Wardle, Council Member Graf, Council Member Brady, Council Member Gochis, Mayor Winn, Roger Baker, City Attorney, Jim Bolser, Community Development Director, Paul Hansen, City Engineer, Steve Evans, Public Works Director. The meeting was closed at 10:30pm.

7. Adjourn

Chairman Hansen adjourned the public meeting at 9:05pm.

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 7th day of October, 2020

Ed Hansen, Tooele City Council Chair