

**Tooele City Council
Work Session Meeting Minutes**

Date: Wednesday, October 21, 2020

Time: 5:30 p.m.

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

City Council Members Present:

Tony Graf
Melodi Gochis
Scott Wardle
Ed Hansen

Council Members Excused:

Justin Brady

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
Matt Johnson, Assistant City Attorney
Shannon Wimmer, Finance Director
Michelle Pitt, City Recorder
Cylee Pressley, Deputy City Recorder

City Employees Excused:

Roger Baker, City Attorney

Minutes prepared by Kelly Odermott

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

1. Open City Council Meeting

2. Roll Call

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

3. Mayor's Report

Mayor Winn stated that there has been some good reports on sales tax amounts. The Council has previously approved a 1.8% COLA for the employees, to be paid if the City revenues were able to support the payout. Previously the COLA was estimated to cost \$180,000. With the steady numbers of sales tax amounts, there are funds to cover the COLA. The COLA will be implemented on November 1, 2020 and the total cost for the final part of the fiscal year is \$120,000.

Mayor Winn stated she is thrilled, honored and appreciative of the City police officers. There was a situation during the prior week, for 6 hours and the police officers carried out their jobs with dignity, and professionalism. The staff of the City is appreciative of the help they received from Tooele County, Grantsville City, and Utah Highway Patrol. Mayor Winn expressed sympathy to the victims that were involved in the event.

Chairman Hansen stated he appreciated the work by the police officers.

4. City Council Members' Report

Council Member Wardle stated there have been some discussions about social issues that have been taking place in the community. A resolution was prepared for several of those items and the draft was given to the Council for review.

Council Member Graf stated he attended a ribbon cutting for Escape Studios. He also attended a training for use of force for peace officers, which was put on by the Utah Peace Officer Association and encouraged the other Council Members to attend it if they have a chance.

Council Member Gochis stated she attended the Tooele City Arts Council meeting. She applied for a grant with CARES funding and they are waiting to hear back. The Arts Council has secured a virtual Christmas Concert that will most likely be on YouTube. Normally there is a live performance and that is no longer allowed. The date will Monday December 7th. She attended the COG meeting. The RDA has been invited by Colonel Gould to a site visit of Dugway Proving Ground. She stated she supported the Tooele City police officers for the work done with the difficult incident that occurred in the prior week.

Chairman Hansen stated the Council has an opportunity to get a new Council Member. He has worked with the staff to start the application process that will be through the City's ApplicantPro application software, which will start in November. He asked the Council Members to think of questions for the interview process.

5. City Council Discussion Items

- **Pros of Ranked Choice Voting Presentation**

Presented by Eric Gumbrecht & David May

Mr. Eric Gumbrecht and Mr. David May thanked the Council for the opportunity to present. They gave a brief presentation on the voting option of ranked choice voting.

The Council Members voiced their appreciation for the presentation and asked clarifying questions about the process, equipment, and costs of the ranked choice voting process. No decision was made.

- **Equipment Requests**

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook stated they are still gathering information on the forklift and lift truck. He brought information on the mower. Turf Equipment is the sole source vendor of Toro equipment in the region. He provided the Council with a non-state price for a greens mower which is approximately \$48,000. There was an invoice and lease option provided to the Council. He gave a brief overview of the three companies that sell this type of mower. The current mowers use interchangeable Toro heads.

Chairman Hansen stated it will cost \$2000 of interest to lease. Mr. Cook stated roughly. Chairman Hansen asked where the money to pay for this mower would come from? Mr. Cook stated he hoped this would be authorized through one time funds. Monies in the budget could be adjusted for the bucket truck.

Chairman Hansen asked how long a mower last? Mr. Cook stated the ones they have now are 12 to 15 years old and the City has spare heads. Chairman Hansen asked if the parts from the old mowers will fit on the new mower? Mr. Cook stated they will be using the old mowers for parts.

Council Member Wardle asked if it was a recommendation of a lease or a buy? Mr. Cook stated he was recommending a buy. Council Member Wardle stated he didn't want to pay this out of the Council's one time money, but recommended to take it out of the General Fund, fund balance.

Chairman Hansen stated that he was good with buying it and taking the money out of the General Fund.

Council Member Wardle asked what the total amount was for the purchase? Mr. Cook stated that the amount is \$38,481.99. Council Member Graf asked about the

costs of the mower heads and if the other companies could give bigger discounts? Mr. Cook stated that the parts are similarly priced, but their pieces are not interchangeable.

Council Member Gochis thanked Mr. Cook for the information.

The Council agreed to an invoice.

- **Land Use Map Amendment for Nehemiah Cottages**

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated this is a new application and regards a piece of property that has been discussed for various purposes in the past. The property is a little more than 60 acres in the southwest corner of the community, immediately before the Army Depot property and west of residential development to the north and northwest side of SR-36. The property is zoned LI Light Industrial. Properties to the north are RD Research and Development and LI Light Industrial. Most of the RD Research and Development property is owned by the City and the City RDA as part of the Industrial Commercial Park area.

Mr. Bolser showed the Council on the screen, conceptual drawings submitted by the applicant for the intent of the property. The proposal is for a mixture of land uses of HDR High density residential, and MDR Medium density residential. This is property that has had discussion previously, historically the discussion have centered around the utility infrastructure and transportation infrastructure. There would be the impact of changing land uses with the interests of the properties immediately surrounding it. This Land Use Map Amendment proposal has now been submitted as a formal application and was being presented for information prior to the formal process.

Chairman Hansen asked about Tooele Boulevard and that is to the north of the property? Mr. Bolser stated what is built is to the north and there is a strip of property that runs along the east between the existing development and this property; that is an existing property owned by the City for Tooele Boulevard. It does not line up with Tooele Boulevard to the north. Some of the discussions that has happened in years past is whether there should be an exchange of property so the corridor goes along the west side of this property as is represented on the concept plan shown. Chairman Hansen asked if the road on the map was SR-36? Mr. Bolser stated it is not. This road on the south side of the property is a representations of possibly Mid Valley Highway should it come through. That roadway shown currently sits on Army property and would have to be negotiated. There is a need for an exit to the south for traffic. Chairman Hansen asked about

utility infrastructure and what is in place? Mr. Bolser stated that is part of the questions about the capacity to serve this area and does there need to be upgrades. Those have been discussed previously, but there has not been a formal decision as there has not been a specific study to determine the needs.

Council Member Gochis asked at who's cost is the study? Mr. Bolser stated there would be costs on the development, but that may need to be explored before the question could be answered. Chairman Hansen asked if the City owns the property to the north? Mr. Bolser stated the City owns a large portion of the property.

Council Member Wardle stated that he likes the variety of zones and there may be some new residential zones coming. He asked the developer who was in attendance how many total units was expected? The developer stated 650. Council Member Wardle asked for an email with types of product and numbers of units. Council Member Wardle asked about water. The developer stated they are shopping for water. The developer and Council Member Wardle had a discussion about the conceptual plans, zoning, and ideas of the property.

Chairman Hansen asked the developer and Council members to meet privately to have discussions about the development.

**6. Closed Meeting
Litigation, Property Acquisition, and Personnel**

Closed meeting was cancelled.

7. Adjourn

Chairman Hansen adjourned the public meeting at 6:46pm.

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 November, 2020

Ed Hansen, Tooele City Council Chair

