

Tooele City Council Work and RDA Work Meeting Minutes

Date: Wednesday, January 5, 2022

Time: 5:30 p.m.

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

City Council Members Present:

Ed Hansen

Justin Brady

Maresa Manzione

Tony Graf

David McCall

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Darwin Cook, Parks and Recreation Director

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

Paul Hansen, Tooele Engineer

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Kami Perkins, HR Director

Minutes prepared by Katherin Yei

1. Open City Council Meeting

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

2. Roll Call

Tony Graf, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

David McCall, Present

3. Mayor's Report

Mayor Winn stated they had a swearing in of two Council members, Manzione and McCall. As well as herself for another term. She stated the City has an End of Warranty and the bonds will be released for the Golf course view subdivision. She stated when sales tax reports come in, it takes about two months for them to come through. She stated July through October, the City's sales tax is up approximately 14%. She stated she presented to the Tooele County Council

proposition for the par tax. She stated every ten years; the County has the option to place that opinion on the ballot. She stated if the County chooses not to do that, Tooele City has the option to put it on the ballot. She stated they will need to do an official resolution, but seemed favorable. The Mayor reported the snowpack and water levels currently in our mountains are approximately 90% of the average from last year. She stated last year the City was at 48%.

4. Council Member's Report

Council Member Manzione stated she attended the special Planning Commission meeting, met with developers, and attended the RDA Executive board meeting.

Council Member Graf stated he attended the Tooele City Holiday luncheon, swearing in of Mayor Winn and Council Members, and the Work Session for the County Commission.

Council Member Brady stated he attended the Holiday Employee Luncheon and the RDA Executive meeting.

Council Member Hansen welcomed Council Member McCall. He stated he attended the Downtown Alliance meeting where they visited many local businesses, and the Par tax meeting with Tooele County.

5. Discussion on Selection of Tooele City Council Commission and Board Appointments for 2022

The Council discussed and assigned Commission and Board appointments for 2022; a copy of those appointments is attached.

6. Discussion on Bulk Water System

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre stated at the Water Reclamation plant, they sell bulk water. He stated with culinary water, they do not sell it off the fire hydrants. He stated last year was a busy year with many permits being taken out. He stated by taking out a permit, they basically have unlimited gallons for a low price without having a way to meter it. He stated various companies pull up to fill up their trucks through the designated fire hydrant. He stated moving forward, it will be the same property just on the other side of the fence. He stated they want to put a bulk water delivery system. They would come in, get a permit, and receive a pin to help meter and track accountability. He stated an option would be to have a top or side fill options. He stated one of the units they are looking at the Portalogic, model FS63. It has a heater, meter, and backflow device. He stated he had the City Engineer lay out a basic site plan. He stated with the current plan, they will have to remove a tree, but will plant six more in its place.

Council Member Graf asked about the cost. He stated by making something more efficient is great, but they want to make sure their revenue is more than the cost.

Mr. Grandpre stated the cost for the unit is \$35,000. He stated it does not include the minor improvements that have to be made to the property. He stated in 2021, they made \$5,464 in \$50 permits. They do not know how much water they used.

Council Member Graf asked if the system is going to change. He stated if it is a permit system, is it one cost you get unlimited or one cost you get X number.

Mr. Grandpre stated they charge \$50 for one-month use. He stated for unlimited gallons. He stated they tried to figure out the approximate water usage.

Council Member Graf asked if they will change the rate so it is equable for any vendor.

Mr. Grandpre stated they are using old permits that have a \$50 minimum charge or \$1.50 per unit of water, which is 750 gallons of water. He stated instead of charging them just the \$50, they have been asking for an approximate of gallons. He stated if the approximate gallons are below the \$50, they charge them the \$50. If it is over the \$50, they charge them by gallons.

Council Member Manzione asked of it is metered, it would not be approximated anymore, if they would charge them the \$50 minimum.

Mr. Grandpre stated they would do the \$50 minimum and sell the water in blocks.

Council Member Graf stated looking at the models and historical trends, would the City be able to recoup this. He stated looking at the trends from last year, it would take up to seven years to recoup the money spent. He stated he wants to be able to justify spending the amount that they won't get back quickly.

Mr. Grandpre stated when they started doing it on the approximate gallon tiered system, they have not gotten much data. He stated revenue wise, they will be more than \$5000, if they can charge for every drop of water being used.

Council Member Hansen asked about the rate they came up with, if they compared it to other locations.

Mr. Grandpre stated he is not sure where the \$50 came from. He stated it is something they can look at to see if the City should be charging more.

Council Member Hansen stated it is \$35,000 for the unit, but there has to be more done to the property.

Mr. Grandpre stated there are minor improvements to the property. He stated he estimates it to be less than \$100,000 for the entire project.

Mayor Winn stated it is approved in the fee schedule for those numbers. She stated they are working on a study for the secondary water.

Council Member Manzione stated she likes the idea of the water conservation part and metering. She asked where the money is coming from.

Mr. Grandpre stated this item will come from secondary water. He stated there is money in that fund that hasn't been used.

Council Member Brady asked if the water comes from the ponds at the Golf Course.

Mr. Grandpre stated it comes directly from the plant.

Council Member Hansen stated the additional stuff is minimal, but then estimated \$65,000. He stated it seems to be a lot of money.

Mr. Grandpre stated there is piping, road way, and fencing that needs to be done. He stated he is throwing out a number.

Council Member Brady stated the unit he presented is \$35,000.

Mr. Grandpre stated the quote for that one is \$35,500.

Council Member Brady asked if that includes the overflow.

Mr. Grandpre stated the overflow would be an additional cost. If they supply it and ship it, the shipping cost is pricey. He stated they want to find someone local to put it together.

Council Member Brady asked how many contractors would be using the secondary water.

Mr. Grandpre stated there were quiet a few permits taken out in 2021.

Council Member Brady asked if staff has to help them fill up or if they can fill themselves. He stated is concern is that it is being abused by not being metered.

Mr. Grandpre stated they have heard people say they thought it was free water.

Council Member McCall stated he would like to see them contact other cities before metering it to see what they are charging. He stated \$50 seems on the cheap side.

Mr. Grandpre stated Grantsville has two of them.

Council Member Brady asked if they know what they charge.

Mr. Grandpre stated he does not, but believes it is close to the current water rates.

Council Member Brady stated it would look nicer.

Council Member Hansen stated to move forward and work out the cost and finer details.

Mr. Grandpre stated they talked about bringing an invoice to the Council for just the unit. He stated they will get a detailed cost.

7. Closed Meeting - Litigation, Property Acquisition, and/or Personnel

Council Member Manzione motioned to move to a closed meeting to discuss personnel.

Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

The meeting moved to closed session.

Those in attendance during the closed meeting: Mayor Debbie Winn, Council Member Brady, Council Member Graf, Council Member Manzione, Council Member Hansen, and Council Member McCall.

No minutes were taken during this portion of the meeting.

8. Adjourn

Vice-Chairman Hansen adjourned the meeting at 6:20 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 19th day of January, 2022

Justin Brady, City Council Chair