

**Tooele City Council and Tooele City Redevelopment
Agency of Tooele City, Utah
Work Session Meeting Minutes**

Date: Wednesday, March 1, 2017
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Chairwoman Debbie Winn
Scott Wardle
Dave McCall
Steve Pruden
Brad Pratt

City Employees Present:

Mayor Patrick Dunlavy
Glenn Caldwell, Finance Director
Jim Bolser, Director of Community Development and Public Works
Michelle Pitt, Recorder
Matt Johnson, Assistant City Attorney
Rachelle Custer, City Planner
Bucky Whitehouse, Fire Chief
Randy Sant, Economic Development and Redevelopment Agency Director

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairwoman Winn called the meeting to order at 5:00 p.m.

2. Roll Call

Debbie Winn, Present
Scott Wardle, Present
Dave McCall, Present
Steve Pruden, Present
Brad Pratt, Present

3. Discussion:

- WFRC Draft RPO Plan
Presented by Wayne Bennion

Mr. Bennion, from the Wasatch Front Regional Council, presented the Rural Planning Organization (RPO) plan and the Tooele Valley Long Range Transportation Plan Update. Mr. Bennion explained that the RPO has been around for over a decade. He felt that the RPO increases the amount of dialogue between county organizations and the Utah Transit Authority. Mr. Bennion said that having this plan in place allows for eligibility for funding, eventual completion, and shows a unified voice for the valley. He showed the Council the proposed timeline, with hopeful approval in the fall, after input from public officials and the public. Mr. Bennion reviewed the Tooele Draft Highway Phasing proposed for Phase 1: 2015-2024, and Phase 2: 2025-2040, the Draft Transit Plan, and the Draft ITS (Intelligent Transport Systems) Projects.

Mr. Bennion asked the Council if they had any concerns with the plan being released for public comment. The Council indicated that they did not have concerns with it going out to the public for comment.

- Catastrophic Wildfire Discussion
Presented by Chief Bucky Whitehouse

Chief Whitehouse presented the catastrophic wildfire destruction reduction strategy. With the property that the City owns, the City needs to consider a strategy. Chief Whitehouse said that in 2012-2016, significant events occurred during the wildfire seasons where wildfires were so large that municipalities could not afford to curb the fires themselves. They needed help from the state. In 2016 a law was put in place that directed the state forestry service to bring cities and counties online to create strategies.

Chief Whitehouse presented the Council with a Cooperative Agreement that would need to be signed by the City by July 1st. The City can either opt in or out of the plan. If the City opts in, and there is a wildfire in City boundaries, there will be an insurance agreement that the State will participate in the costs. Chief Whitehouse added that if the City experiences a fire where aircraft needs to be involved, costs escalate quickly. Chief Whitehouse felt that for the fire department, this was an important program to participate in. Tooele City has a risk and potential for a fire to escalate to the point where costs and the fire get out of control. If the City opts in, there is a commitment of about \$20,000 in-kind match per year to a community wildfire prevention program. Chief Whitehouse felt that the City was already doing enough to reach the \$20,000 per year in-kind match. The City just needed to do a thorough assessment of what was already being done.

Chief Whitehouse asked the Council to read the cooperative agreement and said that he would be back to follow up on the program.

Mayor Dunlavy added that the City spends about \$30,000 on weed reduction now. He felt it wouldn't be difficult to show the \$20,000 in-kind match.

- Resolution 2017-10 A Resolution of the Tooele City Council Approving a Contract with Rocky Mountain Recycling
Presented by Mayor Patrick Dunlavy

The Mayor said that the City asked Rocky Mountain Recycling for a contract for the curbside recycling program. They were slow in getting the contract to the City. Mayor Dunlavy said that nothing had changed from the \$0.25 per can per month figure discussed earlier.

- Ordinance 2017-04 An Ordinance of Tooele City Repealing Tooele City Code Chapter 5-15 Regarding Secondhand Junk Dealers
Presented by Matt Johnson

Mr. Johnson said that in researching the Utah State Code, it was discovered that the City's Code regarding secondhand junk dealers was either duplicative or in conflict with the State Code. Mr. Johnson recommended to the Council that this section of the City Code be repealed.

- Ordinance 2017-05 An Ordinance of Tooele City Repealing Tooele City Code Chapter 5-11 Regarding Private Police or Detectives
Presented by Matt Johnson

Mr. Johnson stated that this ordinance is similar to the prior item. The City's ordinance regarding private police or detectives is duplicative or in conflict with the State Code. City staff recommends it be repealed.

- Reimbursement of Subdivision Water Modeling Fees
Presented by Jim Bolser

Mr. Bolser said that the State adopted a code a couple of years ago requiring municipalities to perform water system modeling as part of the review process for new development. The City has a modeling system in place but have not been charging a fee for that as the necessity has been relatively infrequent. The City is getting to the point where development is picking up. Lots stock are beginning to run thin and numerous new developments are coming forth for approval. The proposed fees are based on the size of development and costs incurred by the City, and would be handled at the time of preliminary plat review.

- Additional Discussion Item

The Mayor said that the new developers involved in Green Meadows contacted him today asking if they need to abide by the stipulations placed on the prior developers. The prior stipulations required that the project be completed all at once, without any phasing. The new developers are asking if the project could be allowed to be phased in, instead of completed all at once. The Mayor went on to say that the new developers won't move

forward with the project if the Council is going to require the project to be done all at once.

Councilman Pratt said that with the changes the new developers made, and the type of subdivision they are proposing, it would be detrimental to require them to put it in all at once. Councilman Pruden said that a nearby subdivision, Loma Vista was allowed to phase. There were prior issues with the question of whether or not Green Meadows would be completed, but things have changed. Mr. Bolser said that City staff would like to see a plan for how the phasing is proposed before phasing is allowed. Councilman Pruden asked if the City could require developers to put in all the infrastructure in the beginning, and then phase in the rest. Mr. Bolser answered that that's where all the costs come in and believed that was the origin of the request to phase. Mr. Bolser reiterated that the City would like to see the plan before a decision is made. The Mayor indicated he would get a hold of the developers to let them know that they needed to submit a plan to the City.

4. Close Meeting to Discuss Litigation, Property Acquisition, and Personnel

Councilman Pratt moved to close the meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall "Aye," Councilman Wardle "Aye," Councilman Pratt "Aye," Councilman Pruden "Aye," and Chairwoman Winn "Aye."

Those in attendance during the closed session were: Glenn Caldwell, Jim Bolser, Mayor Patrick Dunlavy, Michelle Pitt, Randy Sant, Councilman McCall, Councilman Wardle, Councilman Pruden, Councilman Pratt, and Chairwoman Winn.

The meeting closed at 5:48 p.m.

Randy Sant joined the meeting at 6:14 p.m.

At 6:28 p.m. the meeting moved to the personnel discussion. Staff was excused from the meeting for this portion of the meeting. Those in attendance were: Councilman McCall, Councilman Wardle, Councilman Pruden, Councilman Pratt, and Chairwoman Winn and Mayor Patrick Dunlavy.

No minutes were taken on these items.

5. Adjourn

Councilman Wardle moved to adjourn the meeting. Councilman Pruden seconded the motion. The vote was as follows: Councilman McCall "Aye," Councilman Wardle "Aye," Councilman Pruden "Aye," Councilman Pratt "Aye," and Chairwoman Winn "Aye."

The meeting adjourned at 6:35 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 15th day of March, 2017

Debra E. Winn, Tooele City Council Chair