

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

Date: Wednesday, September 6, 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
Brad Pratt
Steve Pruden

Excused: Dave McCall

City Employees Present:

Mayor Patrick Dunlavy
Glenn Caldwell, Finance Director
Michelle Pitt, Recorder
Roger Baker, City Attorney
Jim Bolser, Community Development and Public Works Director
Brian Roth, Parks and Recreation Director
Ron Kirby, Police Chief
Randy Sant, Economic Development and Redevelopment Agency Director
Paul Hansen, City Engineer

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
Brad Pratt, Present
Steve Pruden, Present
Dave McCall, Excused

3. Discussion:

- Eagle Scout Project – Purple Heart Parking Designation
Presented by Alex Anderson

Mr. Anderson explained that for his Eagle Scout project, he would like to designate parking for wounded warriors or veterans who have received a Purple Heart. Mr. Anderson said that he would place signs or posts, if needed. The signs would be similar to a disabled parking sign. Mr. Anderson indicated that his troop would be painting the designated parking space purple, or with a purple heart. He added that he would either put up new posts, or add a designation to existing posts. Mr. Anderson indicated he had already spoken to, and received approval from, the County to designate parking spaces there. He said he will contact Stansbury and Grantsville as well. In Tooele City, he would like to paint parking spaces at Veteran Memorial Park and city hall. Mr. Anderson said he felt it was important to honor wounded warriors because Tooele City is a military town, with 4,084 veterans in the County.

Mr. Baker asked if it involved installing new stalls, or converting disabled parking stalls to dual use. Mr. Anderson said he would work with the City to determine if a new space needed to be created. If so, he would put in a new post. Mr. Bolser said that he had looked at City hall's parking stalls, and the required amount of disabled parking spaces. City hall has four disabled stalls, at least two of those are van accessible, which meets the criteria. Even with counting the spaces along the south end of the parking lot that the City has designated as a row of parking for City-owned vehicles, the requirement for City hall is still only two spaces, with one being van accessible. Mr. Bolser indicated that one of the disabled parking spaces could be designated as wounded warrior parking stall. Councilman Wardle asked if they could be dual use. Mr. Bolser answered yes. Mr. Bolser said that he has seen this type of dual designation as leaving the blue symbol that is already painted, then paint the rest of the stall purple with adding the Purple Heart symbol to the signage associated with the space. Councilman Pruden asked about designating parking stalls at the library and golf course. Mr. Bolser said that he believed spaces could be designated at both places.

The Council felt it was a good project. Mr. Anderson indicated that he would go to businesses to request funding for the project. Chairwoman Winn said that she thought it was heartwarming to recognize these individuals. Councilman Pruden said he hoped that the project would expand to other businesses.

- Infill Lots and Deferral Agreements

Chairwoman Winn stated that this item was discussed at the last Council meeting. She indicated that since the last meeting, Mr. Baker sent the Council four resolutions, and explained some of the history of the changes regarding infill lots. At the last meeting, the Council was asked to let staff know if they had any ideas regarding this issue. Chairwoman Winn asked the Council if they had any questions for staff. Councilman Pruden said that he had talked with Mr. Hansen who answered his questions. He felt that the Council needed to decide what to do. Councilman Pruden went on to say that the requirements that are currently on the books, don't seem to fit all of these streets. The City needs to decide how badly they want infill and how to facilitate being

fair to the property owner, builders, and the City. He added that those streets are pretty worn. Councilman Pruden asked if the City could apply chip seal or slurry seal to enhance them. The City needs to be sensitive to property owners having access, from garage to driveway, etc. Mr. Hansen said that the City could do something to enhance those roads, but it would just be cosmetic, especially on 150 West. Mr. Hansen added that most of those roads have never been paved, but have received pothole repair. The City could always do a lesser standard to make them look prettier, but the City needs to decide what to do structurally to those roads. Mr. Hansen pointed out that whatever was done would require a code change, and would need to be funded somehow. Councilman Pruden felt it was impractical to impose some of the requirements, such as sidewalks.

Councilman Wardle indicated that the City needed to decide if they were in favor of infill development, or not. He asked if the City could defer the public improvements until a decision was made. He felt it wasn't fair to make a developer wait while the City tried to decide what to do. The deferral seemed to be the only thing that works, with a notation placed on the title indicating that the developer will join the special improvement district when that happened.

Councilman Pratt stated that these roads had been used for different purposes over the years. There are width challenges. One standard can't be applied to all of those roads, or the City would end up going through barns and fence lines. He wondered if deferrals would be best until something else could be done. Councilman Pruden expressed concern about deferrals because when the City someday has enough funding to activate the deferrals to fix the streets, people might have built sheds, and fences by then making it even harder to try to fix the streets.

Councilman Wardle said that the City may, in the future, make those streets one-way. Financially the City doesn't have money to buy feet on the property. There's not another solution other than not letting them build. Councilman Wardle felt the only options were to either not let them build, or let them defer.

Mr. Bolser stated that all of these roads were local class streets and have utilities. Chairwoman Winn clarified that if someone decided to subdivide, they could connect to water and sewer, they wouldn't have to go all the way out to a bigger road. Chairwoman Winn said that she would like to see a map of all of these roads because the Council can't write something that fits all of them. She asked if the Council could make different rules for different areas. Mr. Baker said that it would be legal because the unique characteristics of each road provide for unique standards for those roads. Mr. Baker added that it would be a matter of figuring out what those standards would be.

Councilman Wardle asked about the process, and whether a subdivision would automatically go to the Planning Commission, and receive a deferral; and if there wasn't a subdivision, there wasn't a deferral. Mr. Baker said that when it came time to do a special improvement district, the City would look at each property and decide what to do.

Chairwoman Winn said that the deferral seemed to be the only thing that would work. Mr. Bolser said that a deferral is like kicking a can down the road. It forces the City to deal with the problem later. Mr. Bolser said that the City has a defined standard which included all the roads.

Mr. Bolser offered a different option of looking at something more practical. Mr. Bolser said that for these three roads, rather than having standard “X”, the City could require “X” feet of asphalt instead and then omit the curb, gutter, sidewalk and park strip from the requirement. The issue to any of these properties is access. Access is through the road. Mr. Bolser went on to say that the City could deal with the asphalt, not the curb, gutter and sidewalk, and make a standard of “X” feet of asphalt on the contiguous road. Councilman Wardle asked if this would be required on both sides of the property. Mr. Bolser answered that it would be for the length of the property, on the frontage side of the property. Councilman Wardle asked if it would create a runoff issue. Mr. Baker answered that if isolated sections of curbing kept being added, it might. Mr. Bolser disagreed, saying that if it was designed right, it should not create problems but where these roads currently don’t have curb and gutter not requiring it in the future wouldn’t change runoff issues.

Councilman Pruden said that for this particular project, on 400 South, the natural standard would apply. As it went around the bend, the asphalt was the only thing needing to be address, if it wasn’t already there. Councilman Wardle stated that if the City were to create a special improvement district in 20 years, the City wouldn’t have buy in from those property owners without deferral agreements. He asked if that would create another problem. The Mayor said that this happened near Utah State University, half-way to the entrance of the seminary building to end of Vine Street. That area needed to have a vote. There was 49% that said they didn’t want curb and gutter down there, and no sidewalk. The City needed at least 51% for it to pass.

Councilman Wardle said that he liked giving the property owners the right to decide. Mr. Baker added that the City could require a certain width of road, and then all the curb and gutter to be deferred until later. They could propose that as a hybrid option. Councilman Wardle said that the City may close the road down, but he didn’t see the City deciding later to improve the alleys. Mayor Dunlavy said that if the City closed the road, it would affect Road “C” monies. Chairwoman Winn said that homeowners don’t want the roads closed.

The Council liked the idea of requiring certain road widths for these “alleys” as Mr. Bolser suggested. Mr. Bolser said that he would prepare a draft for the next meeting.

Mr. Bevan felt it was a fair option.

Councilman Wardle stated that when the design standards were put in place, the City put developers on notice so that they could adjust to the change. He asked if that would apply now. He also asked if it was possible for the Bevans to move forward, or if they needed to wait for the City to approve an Ordinance. Mr. Bolser answered that the Bevans could move forward as they saw fit. He felt that by the time any sale went through and they were ready to build, the City could have something in place. Mr. Bevan said that it was not an immediate thing to get in place.

- Resolution 2017-37 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Strawberry Water Users Subdivision
Presented by Paul Hansen

Mr. Hansen indicated that this was the property located north of the railroad overpass, near 2200 North and 2400 North. It is a four lot subdivision. The medical building occupies one of the lots and Popeye's occupies one of the lots.

- Resolution 2017-32 A Resolution of the Tooele City Council Authorizing the Disposal of Lost or Mislaid Personal Property
Presented by Police Chief Ron Kirby

Chief Kirby said that the disposal of the list of items attached to the resolution was routine. Basically, the police department has a lot of junk and they need to get rid of it. Chief Kirby added that the West Valley City Fire Department approached the police department and asked for their unclaimed bikes. The West Valley City Fire Department fixes them up, sells them, and gives the money to the burn center. In the past, the police department has tried to get rid of the bikes, and other items, in other ways, such as a yard sale, or have someone else sell them with a portion coming back to the police department. Chief Kirby felt it hasn't been worth the trouble. Chief Kirby said that most of the other items have no value. The clothing goes to the Deseret Industries.

- Resolution 2017-33 A Resolution of the Tooele City Council Authorizing the Disposal of Property No Longer Needed as Evidence
Presented by Police Chief Ron Kirby

Chief Kirby said that this list of items include firearms. Some of firearms were used as evidence, but no longer needed. Not all the firearms were evidence. Chief Kirby added that the police department was approached by the state crime lab, asking that police departments around the state donate weapons for them to do research.

- Resolution 2017-38 A Resolution of the Tooele City Council Authorizing the Application for and Acceptance of Edward Byrne Justice Assistance Grant Funding for Police Department Equipment
Presented by Police Chief Ron Kirby

AND

- Resolution 2017-40 A Resolution of the Tooele City Council Approving and Ratifying an Interlocal Agreement between Tooele City and Tooele County for 2017 Byrne Justice Assistance Grant Funds
Presented by Police Chief Ron Kirby

Chief Kirby indicated that this is the grant that the police department applies for every year. The grant is offered to the City and the County, and the County has to sign it if they agree not to receive a portion of the funds. The Grant is for \$14,444. The Chief felt that there wasn't enough money in the grant to share with other agencies. The money will be used to purchase 40 mm launchers, commonly known as "bean bag" guns. The bean bag guns shoot a foam bullet that hurts, but is not a lethal force. There are a number of less lethal force weapons, such as

tasers, and pepper ball guns. The advantage to the bean bag guns, is that they have a greater range than the tasers or pepper ball guns. The police department would now be able to add bean bag guns to their equipment.

- Resolution 2017-39 A Resolution of the Tooele City Council Approving a Lease-Purchase Agreement with TCF Equipment Finance for the Purchase of a Toro Groundmaster 4100-D
Presented by Brian Roth

Mr. Roth indicated that on the parks side of his department, there are four larger area mowers. Two of those mowers are 2001-2002, and another one is a 2007. The parks department tried to make it through the summer with these mowers, but they lost two of them. One has a blown motor, and the other has significant repair costs to be able to put back into service. Mr. Roth said that it cost alot to fix the mowers, and the mowers may not be worth it. The mowers need to be replaced. The new mower comes with a two year standard guarantee. The City will purchase another 2-3 years. Mr. Roth indicated that the parks department will begin a good maintenance program on these mowers.

- Resolution 2017-42 A Resolution of the Tooele City Council Approving an Audit Agreement with WSRP Certified Public Accountants
Presented by Glenn Caldwell

Mr. Caldwell stated that he received a contract from WSRP for the annual audit. The contract needs to be approved by resolution.

- Vista Linda Phase 1 and Phase 2 – Final Plat Request
Presented by Jim Bolser

Mr. Bolser reminded the Council that they heard this matter as a preliminary plat at the last meeting. The applicant has been appropriate in responses to City staff. The Planning Commission heard this matter two weeks ago. It will now be before the Council for approval during the business meeting. City staff recommends approval.

4. Close Meeting to Discuss Litigation and Property Acquisition

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

Those in attendance during the closed session were: Glenn Caldwell, Mayor Patrick Dunlavy, Roger Baker, Paul Hansen, Michelle Pitt, Brian Roth, Chief Ron Kirby, Randy Sant, Councilman Wardle, Councilman Pratt, Councilman Pruden, and Chairwoman Winn.

The meeting closed at 5:47 p.m.

Randy Sant joined the meeting at 6:29 p.m.

No minutes were taken on these items.

5. Adjourn

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

The meeting adjourned at 6:54 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 20th day of September, 2017

Debra E. Winn, Tooele City Council Chair