

**Tooele City Council
Work Session Minutes**

Date: Wednesday, June 20, 2018

Time: 5:00 p.m.

Place: Tooele City Hall, Large Conference Room
90 North Main Street, Tooele, Utah

City Council Members Present:

Brad Pratt
Dave McCall
Melodi Gochis
Steve Pruden
Scott Wardle

City Employees Present:

Mayor Debra E. Winn
Chief Ron Kirby, Police Department Chief
Roger Baker, City Attorney
Glenn Caldwell, Finance Director
Brian Roth, Parks and Recreation Director
Paul Hansen, City Engineer
Jim Bolser, Community Development and Public Works Director

Minutes prepared by Amanda Graf

Chairman Pruden called the meeting to order at 5:00 p.m.

1. Open City Council Meeting

Chairman Pruden called the meeting to order at 5:00 p.m.

2. Roll Call

Melodi Gochis, Present
Steve Pruden, Present
Dave McCall, Present
Steve Pruden, Present
Scott Wardle, Present

3. Discussion

-- Droubay Road Extension
Presented by Jim Bolser

Mr. Bolser indicated that the Council has previously had a discussion about the extension of Droubay Road between Skyline Drive and Vine Street. The developers are ready to develop their property which lies on the bluff property between Skyline and Vine Street; and have expressed their opinion that the extension of Droubay Road at the location shown is not feasible and cannot be constructed. Mr. Bolser reminded the Council that a few years ago Ryan Hales of Hales Engineering provided to the City a global scale traffic study to the City regarding the needs of various roads, including Droubay Road. There has been recent discussion between the staff, administration and developers about the best solution for the Droubay Road extension, and that the City invited Mr. Hales to come to tonight's meeting to help clarify any questions between his prior work and work performed related to the current development Proposal.

Mr. Hales, thanked the Council for the opportunity to speak. He indicated that Droubay Road currently terminates just south of 240 South. In 2007 his firm was retained by the City to review the travel demands based upon future growth within the City. His work looked not only at current property within City limits, but also considered the impact of annexation of additional lands within the County and which could access Droubay Road. He indicated that the extension of Droubay Road to Vine Street is a critical component to Tooele's future transportation system given the limited north – south connectors.

Mr. Hales stated that if 25 homes are added to the area, the current road system won't fail as far as capacity analysis is concerned. If only the current Tooele City lands are developed, the traffic could still flow out of the area without the Droubay Road connection being needed. Traffic certainly increases, but the level of service would remain fairly acceptable. However, if the County-owned lands in the area are developed, or the City property were to be rezoned to a higher density, then an extension of Droubay Road would be necessary. In looking at Skyline Drive, by the time you get to 200 East, Droubay Road handles about 3600 car trips a day. Some of the homes at the west end of Skyline front directly to the road, which means they do create a traffic conflict of backing out onto the road. A two-lane road without driveways can handle about 7,000-10,000 cars/day. A two-lane road with driveways backing out onto the road can only handle about 6,000cars/day. If all land within the City limits, and including the County land, is developed, it would have an estimated 11,000-12,000 cars/day.

After significant discussion among the Council, the developers (Jack Walters and Travis Sutherland) and their engineer Barry Bunderson, regarding project history, design challenges with the high pressure gas line and steep slopes, and potential alternate alignment options, Chairman Pruden stated that they should have another meeting to review and consider different options available to the Council. Staff was directed to help put together various options.

Mr. Hansen clarified that the Council sees the need to have Droubay Road be a connector road; Chairman Pruden responded in the affirmative.

Chairman Pruden asked if there were any other comments or questions from the Council; there weren't any.

--Landscaping Standards for North Tooele City Special Service District
Presented by Brian Roth

Mr. Roth showed some pictures at the meeting of current landscaping adjacent to the Perry homes on 400 West, as well as pictures of landscaping adjacent to the Hallmark homes on 400 West. Chairman Pruden asked if the irrigation boxes are vandal proof; Mr. Roth responded that the clock could easily be accessed with a screw driver for one of the boxes. The cabinet box has the meter and irrigation control enclosed in the box.

Chairman Pruden asked if the landscaping standards being discussed include the mechanisms for water.

Council Member Wardle stated that he thinks the landscaping standards go further than looking only at the mechanisms for water. He asked Mr. Roth if the City can require developers to use specific companies for the purchase of sod. Mr. Roth stated that a specific company can't be mandated for the purchase of sod. Council Member Wardle asked if it should be a certain type of sod could be mandated; Mr. Baker stated that the City cannot specify a company a developer purchases from, but could specify a certain type of sod for landscaping standards.

Council Member Wardle asked if the trees planted in the North Tooele City Special Service District were trees that are on the Public Works Department's list of approved trees for parking strips; Mr. Bolser stated that he would look into it for verification.

Chairman Pruden stated that it looks fine, as long as the vegetation matches the current vegetation.

Mr. Roth stated that the biggest concern is the cost of the control box; one of them costs \$6,500, whereas the other one costs about \$1,000. Chairman Pruden stated that the less expensive one is prone to vandalism. Mr. Baker asked if the more expensive one belongs to the City; Mr. Roth responded in the affirmative.

Chairman Pruden stated that they should require the developer to install the more expensive box to prevent future vandalism of the control boxes. Council Member McCall asked how they can justify requiring the developer to install a more expensive box; Mr. Baker stated that it could be required as a new standard going forward for any developer in the District.

Council Member Wardle and Mr. Baker asked if the rest of the Perry homes moving forward will be part of the service district. Mr. Bolser stated that the entirety of the right-of-way goes all the way to where the Providence subdivision begins. Mr. Hansen stated that the entire west side of 400 West is part of the North Tooele Special Service District.

Mr. Baker asked if there was anything left for Perry homes to develop on the right-of-way in the Service District; Mr. Bolser responded that they have another phase a block south of where they're currently developing that is within the right-of-way. The development itself is outside of the district but the entirety of the right-of-way is inside the district all the way down to their current subdivision. Mr. Baker stated that any new standard should apply to any phases that haven't yet been developed.

Council Member McCall expressed his concern that Perry might state that favoritism was given to one developer over another.

Council Member Wardle asked if the Council has to pass these new standards for the District or if they're being brought to the Council for informational purposes. Mayor Winn stated that the North Tooele Special Service District Board has brought the recommendations to the Council to make a decision on for approval. Mr. Baker explained that the Council is the Board of the North Tooele City Special Service District; they have delegated the administrative authority to an administrative control board. Mr. Baker stated that this should be written up as an administrative standard that the Council signs for approval.

Mr. Hansen explained that since this is not a city-wide standard the developer would be required to bear the costs for installation of the boxes, however, any maintenance that would be above the cost the City would normally pay would be the burden of the District. Chairman Pruden clarified that having the more expensive control boxes upfront will save the City money for future repairs.

Council Member Gochis asked if these standards would apply to the development on the East side of the street that has yet to be developed by the City; Mr. Baker responded in the affirmative.

-- Resolution 2018-29 A Resolution of the Tooele City Council Adopting a Proposed Certified Tax Rate for Fiscal Year 2018-2019
Presented by Glenn Caldwell

Mr. Baker stated that the difference between this resolution and similar resolutions passed in prior years is that this one will include a judgment levy component that isn't normally included in these resolutions.

-- Resolution 2018-41 A Resolution of the Tooele City Council Approving an Agreement with JRCA Architects for the Design of a Justice Center Facility
Presented by Police Chief Ron Kirby

Chief Kirby stated that the Police Department hopes to get approval at the City Council meeting for \$425,000 for the architectural work for the new Justice Center Facility. This will also include construction oversight and management. The funds for this phase of the project will come out of impact fee money.

Council Member Wardle asked if the 8.3 million total cost for the facility will include the architectural fees; Chief Kirby responded in the affirmative. Council Member Wardle clarified the cost of the bond will be 7.9 million; Mayor Winn responded in the affirmative.

Chief Kirby stated that the construction costs are based on the 2018 4th quarter estimates. Chief Kirby stated that with interest rates and possible tariffs the costs of construction could go up.

Chairman Pruden asked the approximate date of groundbreaking; Chief Kirby stated that ideally ground will be broken in November 2018 with a completion in Fall of 2019.

Chief Kirby showed an architectural rendering of the proposed Justice Center at the meeting. Chief Kirby stated that City Hall already has limited parking; the facility has been designed to accommodate overflow parking for City Hall.

Chairman Pruden asked if they could have a driveway that cuts all the way through the facility from front to back. Mr. Hansen stated that there won't be a driveway going all the way through, that there will be a secured gate at the back of the complex.

Chief Kirby stated that it will be a one-story building to help keep costs down. There will be an ancillary building that will store large pieces of evidence, vehicles, bicycles, flammable items, etc.

The building will include a community space that has a multi-purpose room that will seat approximately 130 people.

Chief Kirby showed a floor plan of the Center on a screen at the meeting and identified the various rooms that will be in the building.

-- Resolution 2018-42 A Resolution of the Tooele City Council Approving an Attorney Engagement Letter Agreement with Jody Burnett
Presented by Roger Baker

Mr. Baker stated that Jody Burnett has been asked to provide legal services to the working group of Grantsville, Tooele City, and Tooele County to work on regionalization of water and sewer services. The cost of his services will be divided equally three ways. The scope of his work will be as far as the three entities want him to proceed.

Council Member McCall expressed his concerns about spending money on an attorney without first knowing the source of the water beforehand. If the City spends money on the attorney, and finds out they can't get the water, then the money already paid to the attorney is a waste of funds. Council Member McCall stated his concern that the source of water should be determined prior to retaining an attorney.

Chairman Pruden explained that Grantsville can provide the water for the first phase of the project, which would give them time find more sources of water later on in the project.

Council Member Wardle stated that the attorney's job will be to draft the interlocal agreement for the three entities; his services might not be needed beyond that.

--Resolution 2018-39 A Resolution of the Tooele City Council Approving and Ratifying a Contract with Kilgore Contracting for the 2018 Roadway Improvement Project, Bid Schedules A, B, and C
Presented by Paul Hansen

Mr. Hansen addressed Resolution 2018-39 and 2018-40 at the same time. Mr. Hansen explained that the road projects were put out for bid; it consists of a combination of four roadways that will have overlay projects including 70 South, 690 West, portions of 400 South, and portions of 100 East and Broadway. A portion of it the projects will be fixing the bad settlement on Utah Avenue west of Coleman where there are seven water services. The project would also include the reconstruction a portion of 700 South west of Coleman. A combination of rebuild, overlay, and the repair of some miscellaneous items are also included in the project.

The project was put out for bid; Kilgore Contracting was the lowest bid. Slurry seal will also be done on four roadways. It is a thin liquid with gravel/sand mixture that helps extend roadway life. This will be done on 1000 North, 520 East to the north of 1000 North, Fox Run between 1000 North and Droubay, and the eastern portion of Vine Street from 7th Street to the golf course. Intermountain Slurry Seal is the low bidder on that project.

Chairman Pruden asked if it's worth doing the slurry seal near the golf course if the developer nearby ends up developing in the area in the near future. Mr. Hansen recommended moving forward on it because it would extend the life of the road and it is unknown when the developer will begin their project.

--Resolution 2018-40 A Resolution of the Tooele City Council Approving and Ratifying a Contract with Intermountain Slurry Seal for the 2018 Roadway Improvement Project, Schedule D Slurry Seal
Presented by Paul Hansen

This was discussed in conjunction with Resolution 2018-39

--_Providence at Overlake Phase 2—Final Plat
Presented by Jim Bolser

The Council has seen the preliminary plats for phases 1 and 2 as well as the final plat for phase 1. The final plat for phase 2 would fill in land located in the southwest corner of Overlake and 400 West. The developer's intent is to annex into the North Tooele Special Service District following the approval and recording of the plat.

Mr. Baker suggested that they make annexation into the North Tooele Special Service District a condition for approval of the final plat.

Jeff Hammer, who serves on the board of the North Tooele Special Service District, stated that they asked the developer to mirror their landscaping to the current landscaping on 400 West. The developer seemed unwilling to give up that much land to accommodate the current landscaping along 400 West. The District is willing to negotiate with the developer but it is their understanding is that the developer wants to put the sidewalk right up to the fence line. Mr. Hammer stated that when the snow is plowed there's nowhere for the snow to go. It also doesn't look as good with mowing the grass in the parking strips.

Chairman Pruden asked if the plat has the sidewalk right up to the fence line; Mr. Bolser responded in the affirmative that the plans show the standard City street cross-section. Mr. Hansen stated that it's consistent what Hallmark Homes has done in their developments in the north end of the District along 400 West.

Mr. Hammer stated that the District disagreed with the way Hallmark Homes designed the sidewalk to line up right against the fence. He stated that the District is willing to negotiate the necessary width of between the sidewalk and fence to a lower amount with the developer.

Chairman Pruden asked if the developer has to be annexed into the District. Mr. Bolser stated that they don't have to be annexed into the District, but they had a desire to do so for certain maintenance elements. Chairman Pruden stated that he doesn't want to approve a plat for a developer that the District doesn't want the developer to be a part of. If the developer wants to be part of the District they should be willing to abide by the District standards.

Mr. Bolser stated that Hallmark built their homes and then annexed into the District later. Mr. Hammer stated that the residents in the Hallmark homes don't have to pay the North Tooele Special Service District taxes because of the lawsuit. Mr. Baker clarified that if the residents in the Hallmark homes are in the District they should be getting taxed for the District fees.

Mr. Baker stated that it is not the function of the District to negotiate with the developer about the District standard. The District and the City need to decide what the standard should be and impose those standards on the developer. Because 400 West is curving to the west and will be leaving the District, a future discussion needs to take place about whether the City will transition away from the wide park strip in that area. If the Council is going to reject the annexation petition, then it shouldn't be a condition for the final plat approval.

Mr. Bolser stated that if a decision is to be made about whether to impose a different standard for 400 West it would be prudent for the Council to delay rendering a decision on the final plat for phase 2 at their business meeting that evening.

Chairman Pruden stated that 2000 North is a natural barrier as is 400 West. He stated that since the developers are developing within the confines of the original Overlake layout they should have to operate within the confines of the current layout of Overlake.

Mr. Baker stated that his understanding is that the developer is willing to join the District and comply with its standards. If not, the development would have to comply with City double-frontage standards and have an HOA as they would not be part of the North Tooele Special Service District.

Council Member Gochis stated that there are benefits to the developer to annex into the District. Mr. Hammer stated that if the developer follows the desire of the District they will have to re-draw their plats which will cause them to lose lots.

Chairman Pruden stated it's not the job of the Council to make the developers money; their obligations are to the residents who live in the community.

Amanda Graf came forward. She lives in the Hallmark Homes development. She commented that the Hallmark Homes development located north of 2000 North and east of 400 West have the sidewalk adjacent to the fence line. It is unsightly because weeds grow in the tiny space in between the fence line and sidewalk. This space is inaccessible to the home owner and is too narrow for the District to mow, which creates a line of weeds in between the sidewalk and the fence.

Mr. Hansen stated that at some point a transition point needs to be considered along 400 West heading south. There's a detention pond on the north end of this proposed development that might be a possible transition point. If the developer creates a 20 foot wide park strip on this portion of their

development what will happen with future adjacent developments? There may be an advantage to everybody if the City looks at future developments in the area.

Chairman Pruden proposed following Mr. Bolser's advice adding that if the developer wants final plat approval for phase 2 that they need to comply with the District standards.

Mr. Hansen proposed expressing their concern to the developer prior to the meeting and let him know that final plat approval will be delayed unless he commits to an HOA. If he commits to an HOA then the development could be approved at the Council business meeting.

Mr. Baker stated that if the developer isn't going to be in the District then the plat complies with the City Code and could be approved.

Mr. Hansen stated that if the developer moves forward with joining the District the Council would need to table approving the final plat approval for phase 2 of the development until the plat is redrawn to comply with the District standards.

Mr. Baker stated that they shouldn't negotiate this issue in the public meeting.

Council Member McCall asked if the developer would have to officially withdraw his request; Mr. Bolser stated that the developer wouldn't have to withdraw his final plat request; he would need to re-draw the plat to get new approval from the Council at a later date.

--Canyon Village Rust Phase 2—Final Plat
Presented by Jim Bolser

The Council has already approved the preliminary plats for phases 1 and 2. The one oddity with this project is that it borders Pine Canyon Road on the North; Pine Canyon Road falls under Tooele County jurisdiction. Pine Canyon Road would be constructed according to County standards, whereas the rest of the development would be constructed according to City standards. The County has approved the plats.

Chairman Pruden asked the Council if they had any other discussions for the agenda; there weren't any.

Chairman Pruden discussed the 4th of July Parade. The City has always had trucks provided by Performance Auto Dealership. Council Member Gochis made an offer to bring other cars for the parade. Council Member Gochis stated that her family has access to charger vehicles. They can only have one person per vehicle and nothing can be taped to the side of them.

Council Member McCall stated his concern that candy thrown out of a charger might fall underneath the vehicle and create a safety concern for children trying to get the candy. Council Member Wardle agreed that trucks would be better for the safety reasons. Chairman Pruden agreed with Council Members Wardle and McCall. Council Member Pratt stated that he preferred using trucks as well.

Council Member Gochis asked if convertibles could be considered. Chairman Pruden proposed having Performance provide a mixed variety of vehicles.

Chairman Pruden informed the Council that the transportation tax the City proposed was passed at the Tooele County Commission meeting.

4. **Close Meeting**

Due to time constraints this agenda item was tabled.

5. **Adjourn**

Council Member Pratt moved to adjourn the meeting. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

The meeting adjourned at 6:50 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 18th day of July, 2018

Steve Pruden, Tooele City Council Chair