

**Tooele City Council
Work Session Meeting Minutes**

Date: Wednesday, September 5, 2018
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Steve Pruden, Chair
Dave McCall
Scott Wardle
Brad Pratt
Melodi Gochis

City Employees Present:

Mayor Debbie Winn
Glenn Caldwell, Finance Director
Michelle Pitt, Recorder
Roger Baker, City Attorney
Jim Bolser, Community Development and Public Works Director
Brian Roth, Parks Director
Jami Carter, Librarian
Andrew Aagard, City Planner
Randy Sant, Redevelopment Agency Director
Paul Hansen, City Engineer

Minutes prepared by Michelle Pitt

1. Open Meeting

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

2. Roll Call

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

3. Discussion:

Andrew Aagard introduced himself. He said that he was raised in Tooele and graduated from Tooele High School. He worked in Riverton City as their City Planner. He said he was happy to be working for Tooele City.

Mayor Winn stated that she and staff members conducted several interviews with qualified candidates for the Public Works Director position. Yesterday an offer was extended to Stephen Evans. He lives in Tooele City and has been working in Salt Lake City. If all goes well, the Mayor will bring that appointment to the Council at the meeting on the 19th. Mayor Winn expressed appreciation to Chairman Pruden, Council Member Gochis, Kami Perkins and Kevin Grover for assisting with the last round of interviews.

Chairman Pruden called a 30 second break.

- Rocky Mountain Power (RMP) Tooele City Service Update
Presented by Travis Tanner, RMP Regional Business Manager

Mr. Tanner was not in attendance. This matter was tabled.

- Resolution 2018-52 A Resolution of the Tooele City Council Consenting to the Appointment of Sarah Lawrence-Brunsvik and the Reappointment of Susan Callihan and Ray Ashby to the Library Board of Directors
Presented by Jami Carter

Ms. Carter stated that Susan Callahan and Ray Ashby have served on the library board for a term and have accepted an offer to serve another term. This left one position open. Ms. Carter said that they had five applicants. Interviews were conducted and Sarah Lawrence was chosen to fill the open position. Ms. Lawrence will be at the business meeting tonight.

Ms. Carter stated that it was important to have a well-rounded board. She wants to be able to address the real needs of the community and to represent everyone. Ms. Lawrence has been a single parent and is working towards her BA in Management Information Systems through Utah State University Tooele Branch. Ms. Carter felt that M. Lawrence would bring a valuable prospective to the board.

- Resolution 2018-49 A Resolution of the Tooele City Council Approving a Contract with Abstract Masonry Restoration, Inc., for Carnegie Library Restoration Work
Presented by Mayor Debbie Winn

Chairman Pruden said that this project has been talked about the whole 15 years he's been on the Council. He thanked the Mayor for getting this project moving. Mayor Winn stated that she met with John Lambert of Abstract Masonry. He restored the brick building on the northwest corner of Main and Vine Street. He will restore the Carnegie Library to the original color of the brick. He is very well trained in restoration. Mayor Winn went on to say that Mr. Lambert will capture all the water he uses, and it will be treated before it goes in the storm water drain. The Mayor

believes the museum will be able to continue to hold their meetings and conduct business without interruption.

The Mayor explained that the southeast corner of the building looked like it was sinking. Mr. Lambert indicated that he has taken pictures of the building over the past 20 years. During that time, there hasn't been any movement. He will continue to document that to see if there is movement, and will address it at that time.

The cost of the restoration is \$85,000, but doesn't include the soffit and fascia. They will wait to address that when the restoration is done. The Sons of the Pioneers submitted requests for the restoration and upgrades. The City is granting those requests except for the windows.

Mr. Baker said he put June 30th as the contract end date because Mr. Lambert thought the project might carry over into the spring, and he wanted to give Mr. Lambert sufficient time to complete the project.

- Resolution 2018-30 A Resolution of the Tooele City Council Approving the Annexation of 7.85 Acres of Providence Tooele LLC Property into the North Tooele City Special Service District
Presented by Roger Baker

Mr. Baker stated that the district was created in 1999 to maintain the unique amenities in the Overlake developments. After the lawsuit was settled in 2014, the district was shrunk to include only the approved Overlake subdivisions. The district has been expanded several times to include the Sunset Estates Subdivisions to the north of 2000 North. This proposed annexation would include two new phases of the Providence at Overlake subdivisions.

Mr. Baker stated that the property is located along 400 West to the south of the existing Overlake subdivisions.

- Resolution 2018-48 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Willow Springs Skilled Nursing Facility
Presented by Paul Hansen

Mr. Hansen said that the public improvements for Willow Springs were completed earlier this year. Accepting the public improvements will bring the City's paperwork current and will commence the one year warranty period. This facility is located at 2000 North and 80 East.

- Resolution 2018-50 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Guzzle Soda Shop
Presented by Paul Hansen

Mr. Hansen stated that this is located on 200 West. The public improvements are ready for Council approval, and acceptance of the public improvements will start the one year warranty.

- Resolution 2018-53 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Copper Canyon Phase 4 Subdivision
Presented by Paul Hansen

Mr. Hansen said that this is part of the Copper Canyon Development, and abuts the park walkway. Inspections have been completed and acceptance of the public improvements will start the one year warranty.

- Ordinance 2018-14 An Ordinance of the Tooele City Council Reassigning the Zoning Designation for Property Located at Approximately 200 East 1000 North to the MDR Medium Density Residential Zoning District and Creating a Planned Unit Development Zoning Overlay to Allow for a 136-Unit Senior Living Residential Development on Approximately 26.67 Acres
Presented by Jim Bolser

Mr. Bolser stated that this is a review of the zoning only, not the development. This area is the Mathews property immediately to the east of Scholar Academy and the Questar building. Mr. Bolser said that the developers are proposing 17 of these facilities, which create little pods with four-plexes. He further explained that the building is cut up in fours. The majority of the complex is maintained by the managing company. The Planned Unit Development (PUD) overlay designation is for the setbacks and lot width accommodations. Mr. Bolser indicated that staff worked with the applicant to develop the specificity of how the City would measure the setbacks and lot lines. This development resembles more of a family feel with their specialized product.

Chairman Pruden said he liked the elevations. Chairman Pruden added that it felt like it is a gated community, even though it wasn't. It is a community for 55 and older. Mr. Bolser said that it wouldn't be gated, but would have design aspects that would feel private and protected. He added that there was no public comment at the Planning Commission public hearing.

- Rezone Petition
Presented by Jim Bolser

Mr. Bolser stated that this was originally put on agenda following a question some time ago as to the Council's appetite for this request. Their request was submitted to Mr. Bolser's department with the intent to see how the Council felt about rezoning this area to Medium Density Residential (MDR). Since then the developers have filed their application. The property is located at 60 West 600 North, northwest of the Chevron. Mr. Bolser said it is 1.26 acres and currently vacant. It is currently zoned R1-7, which would allow approximately 6-7 units of single family dwellings. The developers would like to get 10 units total three buildings. Their plan provides more open space between the buildings.

Council Member Wardle expressed concern about fire access with that kind of density. Mr. Bolser said that the developer would have to improve 50 West. Mr. Bolser added that the idea was to have two accesses, so that there would be a circular access. Mr. Hansen said that emergency response could be a condition that the Council could impose, if they felt it was appropriate. Mr. Hansen added that the Council, as part of their rezone approval, could address concerns as requirements or conditions. Mr. Bolser said that developers would have to satisfy fire requirements as part of the approval process.

- Parks Projects
Presented by Brian Roth

Chairman Pruden explained that before the budget was passed Mr. Roth was given direction to utilize PAR funds to complete some parks projects. Chairman Pruden asked Mr. Roth to update the Council on those projects.

Mr. Roth provided the following update:

- Dow James and Red Del Papa Concession Buildings: The Dow James building is under construction. Mr. Roth stated that there was a hold up because the block they ordered wasn't in stock. The block is supposed to be delivered Friday. The demolition of the old building at Red Del Papa is scheduled for Friday.
- Golf Course Pavilion: Mr. Roth handed out a design and indicated they changed the original design to add a storage closet on the west side to store tables and chairs. Chairman Pruden asked if it would be built so that it could be enclosed in the future. Mr. Roth said that it wasn't, but they could add shade options. He said that if the weather was too bad, the patio wouldn't be used anyway. Chairman Pruden said he liked that the City was able to do this by paying for it as we go. Council Member Wardle said he would like to look at options for bad weather, to see if there were suggestions of how to install something for rainstorm, winds or weather conditions. Mr. Roth said he would ask for options from the contractor. They are just in the design engineering phase, which is Ensign Engineering.
- Pickle Ball Courts: Mr. Roth has met with a company that does resurfacing. They felt they could save what is there and resurface it without having to start over. The estimate of \$120,000 is more than the initial estimate of \$75,000 – 90,000. Another option is post tension construction, to leave what's there, run cable in a grid pattern to keep it from shifting, and cracking. This would be more of a permanent repair. Council Member Wardle asked if the City should do both of them as pickle ball courts, or if one court should be a tennis court. Mr. Roth suggested to just do one court, which is actually 6 pickle ball courts, to see how much they're used. Mr. Roth said he would get a bid for both courts. Council Member McCall suggested doing one a tennis court and the other in pickle ball. Mr. Roth will get estimates on doing both in pickle ball, and one pickle ball and the other tennis.

- Playground at Linear Park: The equipment has been ordered and is scheduled for delivery on the 17th.

Chairman Pruden said that he would like to look at next year's PAR Tax budget to see how much can be put towards replacing playgrounds at the parks each year. He said that the citizens were clear that they would like the City to fix existing parks rather than creating new parks.

- Irrigation Upgrade at Elton Park – The water pressure has been adjusted and it has helped greatly. The irrigation design work has been done. Mr. Roth will try to get it out to bid within the next 2-3 weeks. The soccer fields may need some grading work.

Mr. Hansen said that part of the storm water master plan calls for using Elton Park as storm water detention so it may be possible to share funding sources. He recommended looking at the storm drain area to see if this could be a coordinated effort.

- Restroom at Aquatic Center Park: Mr. Roth said he has been looking at a wide range of options. He felt the best location would be to the south of the existing pavilion, where the porta-potties currently are. That area is also best for the existing connections. There is an option for a prefab building similar to one at the golf course, at a cost of \$250,000. There are other options, such as restrooms similar to Rancho and Elton Park restrooms. A standard block construction with five individual bathrooms would be in the \$100,000 - \$125,000 range. The Council indicated they would like to go with the block type building. Chairman Pruden indicated he would like to get this done before June 1st of next year. Mr. Roth said he would try.
- Golf Course Restroom: Mr. Roth said he is still researching options. The estimate he had in the past is now \$15,000 more. He showed an example of a building for \$20,000. Mr. Roth asked if septic could be used instead of a sewer connection. Mr. Bolser stated that code requirement specifies that if you are 300 feet within an existing sewer connection then you have to connect. At the golf course there is a parcel that would be more than 300 feet away which would allow for a septic tank. Mr. Hansen said that they looked at drinking water protection zones, and this would not be in that area. Mr. Hansen cautioned that the state could change their rules requiring connection rather than septic, but today it legally meets conditions and does not violate water quality of current wells.

Chairman Pruden asked if a contractor do both of these restrooms together. Mr. Roth said that he could advertise it that way and see if there are interested contractors.

Council Member Wardle asked if the contractor could build in the wintertime, so that it wouldn't prohibit play. Mr. Hansen said that construction in the winter may increase costs. Mr. Roth said he would talk with contractors about that possibility.

- England Acres: Mr. Roth said that the Council asked him what he could do for \$500,000 at England Acres. He contacted the firm that drafted the original design, and asked them what could be done for a half million dollars. They came back with two scenarios, both

of which provided additional parking and additional square footage of grass area. Mr. Roth felt it made more sense to do the option to the north. The Council agreed.

Council Member Wardle asked how long the design and construction on England Acres would take. Mr. Roth indicated that he didn't have an estimate on that yet.

Chairman Pruden asked if there was a plan to replace trees. Mr. Roth said that the Parks Department plans to either replace or repair them.

Council Member Gochis asked if the restroom by the swimming pool could be repaired so that people can wash their hands. Mr. Roth answered that it can be repaired, but as soon as it gets repaired, it gets destroyed. She asked if hand sanitizer could be installed inside the bathrooms. Mr. Roth said that he would look in to that.

4. Close Meeting to Discuss Litigation and Property Acquisition

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

Those in attendance during the closed session were: Mayor Debbie Winn, Glenn Caldwell, Roger Baker, Paul Hansen, Michelle Pitt, Jim Bolser, Brian Roth, Andrew Aagard, Council Member Wardle, Council Member Pratt, Council Member McCall, Council Member Gochis, and Chairman Pruden.

The meeting closed at 6:14 p.m.

No minutes were taken on these items.

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

The meeting reopened at 6:29 p.m.

- Bonding for the Tooele City Public Safety Building
Presented by Jason Burningham

Mr. Burningham presented different options for financing the public safety building, to include: general obligation bonds, excise tax revenue bonds, and lease revenue bonds. Mr. Burningham talked about each of these options, listing the benefits and drawbacks of each.

Mr. Burningham recommended the lease revenue bonds as the best course of action for the City. He explained that the Municipal Building Authority (MBA) would authorize the bonds, own the

building, and lease the building back to the City. His firm prepared a super parameters resolution which allows a designed officer group to finalize the execution of the transaction. The designed officer group for the City will include the MBA Chair, Mayor, and finance director. Mr. Burningham further explained that the Council would not have to meet again to finalize the transaction, it will be done by that committee. Along with the resolution the MBA would need to meet in a special meeting on September 26th for the Community Impact Board application.

5. Adjourn

Council Member Wardle 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,” and Chairman Pruden “Aye.”

The meeting adjourned at 6:59 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 September, 2018

Steve Pruden, Tooele City Council Chair