

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

Date: Wednesday, October 3, 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 Director  
Andrew Aagard, City Planner  
Steve Evans, Public Works Director  
Cody Lopez, Golf Pro  
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:**

- Refurbishing Project at Oquirrh Hills Golf Course  
Presented by Cody Lopez

Mr. Lopez explained that the clubhouse opened in 2001. The only maintenance that has been done was in 2012, when it was resealed. Because the building is a log cabin, it needs maintenance every 7-10 years. Mr. Lopez stated that he got a bid from Bennish Construction for the maintenance needed. The bidding process was broken in to four bids: railing \$6,500, upper soffit and dormer repair \$7,380, chinking \$8,130, and final stain \$8,700. The total is approximately \$30,000.

Mr. Lopez explained that chinking has never been done. Chinking helps with energy efficiency and keeps bugs out. Once chinking is done, it should last 20-40 years.

Chairman Pruden asked how quickly the work could be done. Mr. Lopez answered that it all depended on the weather. He further explained that the temperature had to be above 40 degrees at night. Mr. Lopez added that Bennish Construction would prefer to do the work in the spring, and said they would honor the quoted prices, even if they don't start work until spring.

Mr. Lopez recommended that they try to repair the logs on the railing, for safety reasons. Chairman Pruden indicated that he asked Mr. Caldwell about the PAR tax balance and there are funds available for these repairs. Chairman Pruden suggested that they allow Mr. Lopez to get as many repairs done that can be done now, and to pay the invoices as the work gets done. The rest will wait until spring to complete. Council Member McCall agreed that the Council should approve the repairs, and allow Mr. Lopez to work with the Mayor and Mr. Roth to pay the invoices as they come in.

Mr. Baker said that the Resolution and contract were ready for the next Council meeting, in two weeks. He said that if the repairs were of an urgent nature, the work could begin, and the Council could ratify the contract at the next meeting. Chairman Pruden directed Mr. Lopez to use his discretion on what could be done this year, and to work with Mr. Roth to get things started right away, and do the rest in the spring.

Council Member Wardle asked Mr. Lopez to look for eligible rebates through various utility companies.

- Ordinance 2018-15 An Ordinance of the Tooele City Council Reassigning the Zoning Classification to the MDR Medium Density Residential Zoning District for 1.268 Acres of Property Located at the Northwest Corner of the 50 West and 600 North Intersection  
Presented by Jim Bolser

Mr. Bolser stated that at 50 West 600 North there is a linear piece of property that is just a little over an acre. The owner has petitioned to have it rezoned to MDR, medium density residential. The current zoning allows between 6-7 single family dwellings. The developers are hoping to get 10 units at this location. The developer's plan is to cluster the units in groups of 3-4 per building, and provide more open space. The drawing provided by the applicants identified for

parking to the rear of the units which would provide circular access for emergency services. The properties across the street to the east and north are zoned general commercial; the properties to the west and south are R1-7. Mr. Bolser indicated that the Planning Commission forwarded a positive recommendation for approval of this request for zoning classification reassignment.

Chairman Pruden felt that this was a good infill solution for this area. Chairman Pruden asked if the fire department was aware of the parking provisions. Mr. Bolser answered that Mr. Bucky Whitehouse, of the fire department, was in the Planning Commission meeting and was aware of the proposed improvements.

- Other Matters

Chairman Pruden reminded the Council about the downtown trick or treat event on Halloween.

Chairman Pruden asked Mr. Evans to look again at the Drysdale parking situation. He added that cars are parked on both sides of the road. He expressed concern for snow plows because they will have a hard time getting down that narrow road. Chairman Pruden asked if striping the road, or painting red curbing on one side of the road could be done. Council Member Wardle asked if the City could require people to get a permit to park there. He added that a permit would allow the City to regulate where people are allowed to park. Chairman Pruden said that when the builder built the development, they were told that they had to provide adequate parking. Council Member Wardle stated that the church didn't need overflow parking. He suggested the church side of the road be the red curbing side.

#### **4. Close Meeting to Discuss Litigation and Property Acquisition**

**Council Member Pratt moved to close the meeting.** Council Member Gochis 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, Andrew Aagard, Steve Evans, Randy Sant, Mike Quarnberg, JessLee Quarnberg, Council Member Wardle, Council Member Pratt, Council Member McCall, Council Member Gochis, and Chairman Pruden.

The meeting closed at 5:17 p.m.

No minutes were taken on these items.

#### **5. Adjourn**

**Council Member Gochis moved to recess, and reconvene 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 recessed at 6:50 p.m.

The meeting reconvened in a closed meeting at 7:40 p.m.

Those in attendance during the closed session were: Mayor Debbie Winn, Glenn Caldwell, Paul Hansen, Michelle Pitt, Jim Bolser, Steve Evans, Council Member Wardle, Council Member Pratt, Council Member McCall, Council Member Gochis, and Chairman Pruden.

**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.”

**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,” and Chairman Pruden “Aye.”

The meeting adjourned at 8:24 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 17th day of October, 2018

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Steve Pruden, Tooele City Council Chair