

Tooele City Council Work Meeting Minutes

Date: Wednesday, August 4, 2021

Time: 5:30 p.m.

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:

Tony Graf
Melodi Gochis
Ed Hansen
Maresa Manzione

City Council Members Excused:

Justin Brady

City Employees Present:

Mayor Debbie Winn
Jim Bolser, Community Development Director
Roger Baker, City Attorney
Shannon Wimmer, Finance Director
Jamie Grandpre, Public Works Director
Paul Hansen, Tooele Engineer
Michelle Pitt, City Recorder
Chief Adrian Day, Police Department Chief
Kami Perkins, Human Resources Director
Jared Stewart, Economic Development Coordinator

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairwoman Gochis called the meeting to order at 5:32 p.m.

2. Roll Call

Tony Graf, Present
Melodi Gochis, Present
Ed Hansen, Present
Maresa Manzione, Present
Justin Brady, Excused

3. Service Line Warranties

Mr. Steve Baranowski joined the meeting via web chat.

Mr. Baranowski reviewed the service line repair program and the services the company provides for Tooele City and the residents.

Council Member Hansen asked why the company uses the City letterhead and stated he is not for it.

Mayor Winn stated they are using both the City's logo and the company logo now.

Mr. Baranowski stated the perk about using the City logo is to get the citizens to open up the envelope.

Council Member Hansen stated he feels that it is misrepresented by using the City Logo.

Chairman Gochis asked if there is a legal issue using the City logo.

Mayor Winn stated it is in the contract that the company could use the City's letterhead.

Mr. Baranowski stated his goal is to work with the City and has good intentions.

Mr. Baker stated he appreciates the cooperation of the company to address the City's concerns.

He stated they as staff wouldn't have recommended it legally if there had been an issue.

Mr. Baranowski stated they do not mail anything out without the City's permission.

4. Mayor's Report

Mayor Winn stated her appreciation for Tooele City staff during the time of the flood on Sunday, August 1st. She stated two streets will need repair and from major damage. During the storm the sewer plant took in about 4,000 gallons per minute and flooded as well.

She stated she attended an update by the Tooele County Health Department regarding Covid-19 with Toole County being put into the high transmission rate.

Mayor Winn stated the Tooele County Council Meeting about hiring a company to provide a service for the growth on the south end of Tooele County. She stated she reached out to Tooele County about the company conducting a study for the Tooele City Fire department which would establish the needs of payed administrative position and the department needs. She stated funds could come from a line in the forty-one fund which shows \$300,000 to fund the study. She stated the funds were originally put aside for the Fire Department and the empty building for the department.

Council Member Graf asked if the building was still needed and if the project would be delayed by using the funds.

Mayor Winn stated the building was to take some of the fire trucks from Station One, in case of the earthquake. She stated, at this time, they need to see what the fire department needs before they can move forward on the projects.

Chairman Gochis stated she was a part of the previous discussion. She stated she believes they are moving in the right direction and working with the County is great.

Council Member Hansen asked if the Mayor had talked to the Fire Chief about the study.

Mayor Winn stated she talked to the Chief and had discussed the need for a plan for the future about a year ago.

Council Member Manzione stated she likes to look at data and plan based off numbers.

5. Council Member's Report

Council Member Hansen stated he attended the Planning Commission Meeting and the Housing Authority Committee Meeting. He stated his appreciation for those who helped during the flood.

Council Member Manzione stated she attended the Health Department meeting, Wasatch Front Development meeting, RDA Executive Meetings, Pre-development meeting, Planning Commission Meeting, and listened to Tooele County Council Meeting. She stated she has had a discussion with residents regarding water concerns. She stated there might need to be some education on the water within the City to help them understand and learn. She stated another concern from residents is semi-truck parking on City streets and wondered who to contact when they are parked on residential streets.

Mayor Winn stated there is a meeting scheduled with the Police Department with a list of items to discuss about whom is the appropriate person to handle those and will share with residents.

Council Member Graf stated a few residents reached out about the resolution regarding the renaming of the highway and it only being named after one person. He stated he attended the d the Planning Commission meeting virtually, and the site visit for local business to relocate into Tooele City. He expressed his appreciation to staff and departments and residents for work during the flood. He gave a shout out to Friday Nights on Vine. He stated he is looking to be more proactive with the community about conserving water during the drought and encouraged everyone to vote August 10.

Chairman Gochis stated her appreciation to emergency management, Jim Bolser, and the staff who came to the aid during and after the storm and flood. She stated she attended Friday Nights on Vine, settlement canyon irrigation share holder meeting, listened to the Tooele County Health Department meeting, and virtually attended Planning Commission Meeting.

6. Discussion on a Zoning Map Amendment Request by SJ Managing Company for the One O'clock Hill Project Located Along SR-36 Between Settlement Canyon Road and 1250 South, to Reassign Approximately 38 Acres from the RR-1 Rural Residential Zoning District to the R1-7 Residential Zoning District

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the subject property is 36 acres, located near SR-36 and Settlement Canyon. He stated this property and the surrounding is owned by the same property owner. He stated the existing Land Use map shows the parcel as Medium-Residential. The existing Zoning for the property is RR-1, Rural Residential Zoning. He stated the application would be reassigned to R1-7, with a sliver of property remaining as RR-1. He stated the applicant did submit a concept plan that shows accommodations for the Tooele City Property well site with an access road for the water department and a portion of the development be a part of the trail system.

Council Member Hansen asked if there is a concern with the geography.
Mr. Bolser stated they will be required to do a geo-technical study.

Council Member Hansen asked about the water for the development.
Mr. Bolser stated the City and the property owner agreed the water rights would remain with the property if it exchanged hands.

Chairman Gochis asked about the sensitive overlay with rock slides and fire.
Mr. Bolser stated the map does show the sensitive-map overlay. He stated one of the purposes discussed with the applicant and providing a trail, it provides a fire break and gives a higher level of access to the hill.

Chairman Gochis stated she would like to see a traffic study done for the area.
Mr. Bolser stated with a development of this size a traffic study would be required.

Council Member Graf asked if there was an easement issue with water lines running under it.
Mr. Bolser stated the water would be coming from the well site only. The other lines in the area are power lines. He stated the applicant would be required to follow any guidelines given by Rocky Mountain Power.

Council Member Manzione stated her concern was traffic. She asked if any changes that had to be made to the highway had to be approved by UDOT.
Mr. Bolser stated they designed it that they would line up with existing roadways, but would have to get approval through UDOT if any changes were needed to the highway.

6. Resolution 2021-80 A Resolution of the Tooele City Council Approving a Change Order with WesTech Engineering for the 2021 Water Reclamation Facility Filters Upgrades Project, Phase 1

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre stated the change order came from WesTech regarding the filters. He stated WesTech came out to the Water Reclamation Facility, asking for a change of location of the electrical cabinet. He stated by moving the electrical cabinet, they do have to buy a new one that fits the environment. He stated the Resolution is to purchase an electrical cabinet that is rated for the environment with built in heater and air conditioner.

Council Member Hansen stated it sounds essential.
Mr. Grandpre stated there will be another proposal to approve the installation of the items.

7. Water Rights Fee-in-Lieu

Presented by Paul Hansen, City Engineer

Mr. Hansen stated in 1998 Tooele City enacted a plan that all developers had to bring their own water rights. He stated there was a discussion that it was quite cumbersome for people to buy small portions of water. The Council allowed a payment, fee-in-lieu would be allowed at the discretion of the City. The purpose was not to establish market value or drive the market price but to set a fee higher than market so they didn't compete with people on the open market. He stated another step the Council took was putting together the in-lay overlay district as an incentive to bring people in and allow a reduced payment.

Mr. Hansen stated due to limited recent cost information he has contacted developers to get a cost estimate of the market. He stated developers are looking to purchase irrigation water for \$8,000-\$30,000 an acre, illustrating the difficulty buyers are having. He stated they are looking for recommendations if the Council chooses to change the \$15,000 fee with the thought that they do not want to be the ones to set the market value.

Chairman Gochis stated her intent was to maintain and encourage downtown and community by being prudent.

Mr. Hansen stated their best bet would be to hire a water appraiser for a detailed report.

Council Member Manzione stated she looked for a water appraiser and couldn't find one. Mr. Hansen stated they know a half a dozen and they can find an appraiser and get a price.

Chairman Gochis stated they agree to find an appraiser and get a quote.,

8. Main Street Utah Program

Presented by Jared Stewart, Economic Development Coordinator

Mr. Stewart stated in August the State is launching the Utah Main Street Program. He stated a representative from the State did come and present to Tooele and would need a committee to participate in the program. He stated they will be able to access grant program, training, Historic Preservation Assistance, among other items. He stated he has started to draft some by-laws and the application process by taking recommendation and input from staff to put together a successful community for the program. He stated there is some expressed interest that it be more than just Main street, with no geographic boundaries on it. He stated some of the interest could be organization and outreach, marketing and promotion, and improved esthetic.

Chairman Gochis asked how much money could be funded into the community.

Mr. Stewart stated the state has allocated every year in the amount of \$300,000 with the hope to also receive grants.

Council Member Hansen stated many people are excited to see the program in Tooele.

Council Member Manzione stated it is a great program and shows interest in the grants that could be provided.

9. Law Enforcement Wage Update

Presented by Police Chief Adrian Day and Kami Perkins, Human Resource Director

Mrs. Perkins stated she previously presented on the process regarding labor projection forecasts during the budget process and discussed briefly market and pressure points. She stated she and Captain Day are bringing an update to the Council on police wages because there is a lot of movement within the valley that began with Taylorsville. She stated Salt Lake City approved a 30% pay increase for entry level Police Officers. She stated many other Cities have followed and adjusted their pay to keep their officers. She provided the Council a document showing Tooele City's sworn officer wages as compared to some of the agencies Tooele City competes with. She stated the red reflects the agencies that have recently adjusted their pay scales, black shows a reference to where other competing agencies are currently, and a reference point to another local occupation. She stated Tooele City is at \$21.80 for starting officers.

Chief Day stated Tooele is not in crisis and are receiving applications for new positions, but sees other agencies in crisis and wants to get ahead of the potential problem. He stated the County is in crisis and explained that other agencies have reached out to eight Tooele City Police Officers with an offer of a \$10/hour pay increase. He stated they are aware of one officer in background with another agency and another experienced officer has put in an application to move to another agency too.

Chairman Gochis asked if we pay for POST.

Captain Day stated we do not, we pay for equipment and firearm rounds but generally we use the State POST Academy.

Chairman Gochis stated it is important to maintain the officers that are trained.

Council Member Hansen stated they need to raise the wages to keep our employees for all positions.

Mrs. Perkins stated the information provided only reflects the base hourly rate of pay provided by other agencies for their day shift assignment. She stated Highway Patrol and other agencies are offering sign on bonuses, housing bonuses, and hazard pay. She stated if Tooele City matched the first agencies, there would be an increase of 15% on entry and 20% on officer two just to get the pay point comparable to the top half. The forecasted labor projection would be close to \$1.1 million.

Chairman Gochis asked with the estimate of \$1.1 million if that includes benefits.

Mrs. Perkins stated it is total labor projects including benefits.

Council Member Manzione stated people are the greatest commitment and have to look for ongoing funds.

Mrs. Perkins stated it is being brought forward because it is a pressure point.

10. Closed Meeting

-Litigation, Property Acquisition, and/or Personnel

The meeting moved to closed session after the business meeting.

Those in attendance: Mayor Debbie Winn, Council Member Manzione, Council Member Hansen, Council Member Graf, Chairwoman Gochis, Michelle Pitt, Jared Stewart, Jim Bolser, Paul Hansen, and Roger Baker.

Chairwoman Gochis adjourned the meeting at 8:45 p.m.

No minutes were taken during this portion of the meeting.

11. Adjourn

Chairwoman Gochis adjourned the meeting at 6:55 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 _____ day of August, 2021

Melodi Gochis, City Council Chairwoman