

**Tooele City Council
Special Meeting**

Date: Wednesday, March 30, 2022
Time: 5:30 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Chairman Justin Brady
Ed Hansen
Tony Graf
Maresa Manzione
Dave McCall

City Employees Present:

Mayor Debbie Winn
Shannon Wimmer, Finance Director
Michelle Pitt, City Recorder
Roger Baker, City Attorney,
Paul Hansen, City Engineer,
Shilo Baker, Assistant to the Mayor
Jamie Grandpre, Public Works Director
Jared Stewart, Community Development Director

Minutes prepared by Michelle Pitt

1. Roll Call

Chairman Brady called the meeting to order at 5:30 p.m.

Justin Brady, Present
Tony Graf, Present
Ed Hansen, Present
Maresa Manzione, Present
Dave McCall, Present

2. Water Discussion:

Mr. Hansen led the discussion on the City's water resources and water rights. He referenced Tooele City Code 7-26-1 requiring all new developments to provide water rights, the culinary water master plan from May 2021, a map of current city wells, and plans for future wells.

He explained that all water rights start with appropriation. In the late 1880s the State started managing and regulating water rights. The State closed the Tooele Valley basin to new water rights appropriations 20-30 years ago. The City and developers are now limited to buying water rights from someone who owns water rights, there is a hearing, then the State sets a limit as to the allowed diversion and depletion.

Mr. Hansen discussed the options of connecting Tooele City water lines with other municipalities' water lines in Tooele Valley, including an area at Deseret Peak near Grantsville's water system and Erda near the Stansbury Park Improvement District's water system. It may be a good idea to connect the lines for use in emergency situations, and to start a county-wide water district, but there is not a solid plan in place at this time to do so. Preliminary discussions between the three entities are just beginning.

Mr. Hansen talked about the secondary or reuse water plan. The City contracted with Jones & Demille to design a proposed master plan for use of the reclamation water. They provided four options, all of which include a concrete storage tank. The options would cost up to \$14.8 million.

Some areas in the Overlake area were piped for secondary water, but it has never been used. The City asked Jones & Demille to focus the master plan on the northwest quadrant of the City and specifically on the large irrigation areas, including the new Deseret Peak High School and existing Johnsen Junior High School, Overlake Elementary School, the LDS Church Temple grounds, and City parks and open space including Parker's Park, Linear Park, and the 400 West and 2000 North landscaped rights-of-way, with the idea that the City could branch out from there.

The cost to develop the Vernon sod farm and Barrick water rights were also discussed. The City has water rights scattered around the valley. The City acquired water rights at Vernon in the name of Tooele City, not the water district. Because of this, they can't be sold. The Vernon wells are located approximately 28 miles from 1220 South to the Vernon wells. Estimated costs per mile of pipe is \$1 million, plus other costs, bringing the total estimated cost to \$54 million to bring the water from Vernon to the City. This cost includes rehabilitation of the wells, construction of wellhouses, reservoirs, pipe and booster stations, It does not include right-of-way acquisition.

The Barrick water is located approximately 8 miles south of SR-36 on SR-73, and has an estimated development cost of \$24 million.

There is an indication that there may be some arsenic in the Vernon water. This would require additional testing for verification, and to determine the quantity and source within the groundwater aquifer system. If water treatment were required due to elevated arsenic levels, the cost of treatment could be approximately \$20 million.

Other general costs were also discussed: the cost to drill a well is about \$1.3 million, to construct a wellhouse is \$600,000-\$1.5 million. The City received word that a one-million-gallon water tank was recently bid at about \$3 million. Costs are increasing rapidly.

The City may need to reexamine impact fees regularly to account for cost increases of materials. The Council will be brought an Ordinance asking them to adopt updated water impact fees at their next meeting. The rates in that Ordinance are based on costs from May of 2021, so they may already be outdated. The City hasn't raised water impact fees in nine years, and although the proposed increase may seem large, it is small given that house prices have increased about 300% in that same time.

3. Adjourn

It was learned that this meeting was not properly noticed, so Chairman Brady adjourned the meeting at 6:40 p.m.

4. Closed Meeting

There was not a closed meeting.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief outline of what occurred at the meeting.

Approved this 6th day of April, 2022

Justin Brady, Tooele City Council Chair