

**Tooele City Council  
Business Meeting Minutes**

Date: Wednesday, January 3, 2018  
Time: 7:00 p.m.  
Place: Tooele City Hall, Council Chambers  
90 North Main Street, Tooele, Utah

**City Council Members Present:**

Steve Pruden  
Brad Pratt  
Dave McCall  
Scott Wardle  
Melodi Gochis

**City Employees Present:**

Mayor Debbie Winn  
Jim Bolser, Community Development and Public Works Director  
Chief Ron Kirby, Police Department  
Glen Caldwell, Finance  
Michelle Pitt, City Recorder  
Lisa Carpenter, Deputy City Recorder  
Paul Hansen, City Engineer  
Heidi Peterson, Communities That Care Director  
Brian Roth, Parks and Recreation Director  
Randy Sant, Economic Development Consultant  
Rachelle Custer, City Planning and Zoning Administrator  
Kami Perkins, Human Resource Director

Minutes prepared by Amanda Graf

Councilman Pruden called the meeting to order at 7:00 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by former Fire Chief Dave Buck

Councilman Pruden welcomed everyone to the meeting, including State Senator Thatcher who was in attendance.

**2. Resolution 2018-02 A Resolution of the Tooele City Council Reappointing Michelle Pitt as City Recorder of Tooele City for a Term of Two Years**

Presented by Councilman Pruden

Councilman Pruden invited Ms. Pitt to stay on as the City Recorder for two more years. She accepted the appointment.

**Councilman Pratt moved to approve Resolution 2018-02.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

### **3. Official Swearing in of the Re-Appointed City Recorder**

Presented by Lisa Carpenter

Ms. Carpenter had Ms. Pitt raise her right hand and repeat the following oath: "I, Michelle Pitt, having been appointed to the office of City Recorder, do solemnly swear that I will support, obey, and defend the Constitution of the United States and the Constitution of this State, and that I will discharge the duties of my office with fidelity."

### **4. Official Swearing in of the Newly Elected Mayor**

Presented by Michelle Pitt

Ms. Pitt had Mayor Winn raise her right hand and repeat the following oath: "I, Debra E. Winn, having been elected to the office of Tooele City Mayor, do solemnly swear that I will support, obey, and defend the Constitution of the United States and the Constitution of this State, and that I will discharge my duties of my office with fidelity."

Mayor Winn expressed that it is such an honor and privilege to be standing there. She stated that she is humbled by this opportunity to serve the City of Tooele. She expressed her gratitude to God for giving everyone the opportunity to live in this country, state, and wonderful city. She expressed her gratitude to everyone who has supported her in all that she has tried to do for the City. She expressed gratitude to the City Councilmen for giving her the opportunity to be appointed as a City Councilwoman.

Mayor Winn thanked her mom and dad for her wonderful upbringing and stated that she's always wanted to make them proud. She also thanked her siblings. She also expressed gratitude to her five children and their spouses. She stated that she could not do anything without the support of her husband. She stated that it takes a special man to support a woman who wants to be a leader as it takes her away from home a lot. Her husband he has been very understanding; she expressed her gratitude to him for raising her children and loving her grandchildren. She pledged to keep her campaign promises that she made; she is here to serve the citizens of this community. She is a public servant and will always be accessible to everyone in the City.

**5. Official Swearing in of Newly Elected City Council Members**

Presented by Michelle Pitt

Ms. Pitt had Councilwoman Gochis and Councilman Wardle raise their right hands and repeat the following oath: "I Melodi Gochis/Scott Wardle, having been elected to the office of Tooele City Council, do solemnly swear that I will support, obey, and defend the Constitution of the United States and the Constitution of this State, and that I will discharge my duties of my office with fidelity."

**6. Official Swearing in of Newly Appointed Tooele City Fire Chief and Officers**

Presented by Michelle Pitt

Ms. Pitt had Chief Rick Harrison, Chris Shubert, First Assistant, Jed Colovich, Second Assistant, raise their right hands and repeat the oath: "I Rick Harrison/Chris Shubert/Jed Colovich, do solemnly swear that I will support, obey, and defend the Constitution of the United States and the Constitution of this State, and that I will discharge the duties of my office with fidelity."

Rowe Harrison, the father of Chief Rick Harrison, presented him with a badge. It was a badge that his grandfather wore as Chief of Spanish Fork Fire Department that was given to Mr. Rowe Harrison when he became the Chief of the Tooele City Fire Department. Chief Harrison expressed his gratitude for the opportunity to serve the community and for the wonderful firefighters with which he serves.

Councilman Pruden expressed his appreciation and love to all of the firefighters who work so hard on behalf of the community. A brief recess was taken for the Mayor to take pictures with the fire department.

**7. Roll Call**

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

**8. Public Comment Period**

Councilman Pruden invited comments from the audience; there were not any. Councilman Pruden closed the public comment period.

**9. Election of Council/Chair & Board/Committee Assignments**

**Councilman Wardle moved to appoint Steve Pruden as Chairman of the Tooele City Council.** Councilman Pratt seconded the motion. Councilman Pruden accepted that motion. **Councilman Pruden moved to appoint Scott Wardle as Vice Chairman of the Tooele City Council.** Councilman Pratt seconded the motion. Councilman Wardle accepted that motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

Chairman Pruden stated that prior to the City Council meeting in their work meeting they went over all of the assignments and committees with which the City Council and Mayor are involved. Ms. Pitt has a copy of those assignments if anyone is interested in viewing them.

**10. Ordinance 2018-01 An Ordinance of the Tooele City Council Establishing the Dates, Time, and Place of its Public Meetings in 2018**

Presented by Michelle Pitt

Ms. Pitt stated that it is a requirement of the City Charter and State Code that the Council prescribe by ordinance the date, time, and place of its meetings; they must have at least one public meeting per month. The meetings are set to begin at 7:00 p.m. Chairman Pruden clarified that the meetings are the first and third Wednesdays of the month.

**Councilman Pratt moved to approve Resolution 2018-01.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Chairman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

**11. Resolution 2018-07 A Resolution of the Tooele City Council Reappointing Shauna Bevan and Christ Sloan to the Planning Commission**

Presented by Chairman Pruden

Chairman Pruden stated that Mr. Sloan has served on the Commission for the past eight years. Ms. Bevan has served for the past four years. They have done a wonderful job.

**Councilman McCall moved to approve Resolution 2018-07.** Councilman Wardle seconded the motion. The vote was as follows: Councilman McCall, "Aye," Chairman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

**12. Resolution 2018-08 A Resolution of the Tooele City Council Reappointing Phil Montano and Brad Clark, and Appointing Tony Graf to the Planning Commission**

Presented by Mayor Debra Winn

Mayor Winn re-appointed Phil Montano to the Commission and mentioned that he has been serving on the Commission since 2006. She explained that Brad Clark will be moving from an alternate position to a permanent position on the Commission; he has been serving for two years. She also appointed Mr. Tony Graf to the Commission. He wrote a letter expressing his willingness to serve on the Commission for a four-year term.

Chariman Pruden explained that the Commission is made up of seven members with two alternates. The Mayor appoints four of the members and one alternate while the Council appoints three of the members and one alternate.

**Councilwoman Gochis moved to approve Resolution 2018-08.** Councilman Pratt seconded the motion. The vote was as follows: Councilman McCall, "Aye," Chairman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

**13. Resolution 2018-01 A Resolution of the Tooele City Council Authorizing the Purchase of Property from the Estate of Norma Holmquist for the Growth-Related Expansion of the Tooele City Softball Complex**

Presented by Brian Roth

Mr. Roth stated that this Resolution is for a property purchase by Tooele City as part of a joint project involving Tooele County School District for a field to be used by the softball program for Tooele High School. Acquiring this property will put into place a plan that will not only benefit the School but the Community as well.

Chariman Pruden expressed that this is a wonderful example of governmental entities of the School District and governmental entities working together for the benefit of the children of the Community.

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

**Councilman Wardle moved to approve Resolution 2018-01.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Chairman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

**14. Resolution 2018-09 A Resolution of the Tooele City Council Approving a Contract with Turf Sprinkler Company for the Dow James Ball Field Irrigation Renovation Project**

Presented by Brian Roth

Mr. Roth explained that the Tooele High School boy's baseball team uses the Dow James field which is in need of some work. The Parks Department would like to replace the irrigation system in the field.

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

**Councilman Pratt moved to approve Resolution 2018-09.** Councilwoman Gochis seconded the motion. The vote was as follows: Councilman McCall, "Aye," Chairman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

**15. Resolution 2018-03 A Resolution of the Tooele City Council Authorizing the Purchase of A Groundwater Protection Easement from Roxie and George Allen**

Presented by Paul Hansen

Mr. Hansen expressed his congratulations to Mayor Winn and the newly elected City Council members.

Mr. Hansen explained that part of Tooele City's development plans include the continued development of water sources to meet the needs of growth and to bring new businesses to the City. One of the proposed locations to construct a new well is located on city property by the Life Flight helipad on 1000 North. State law and Tooele City and Tooele County ordinances both require protection of the groundwater by potential contamination sources; the closer one gets to the well head the more critical that protection is.

The City approached Roxie and George Allen about securing an underground water easement adjacent to the proposed well. The City can acquire an easement at less cost than acquiring additional property. Typically groundwater easements are valued at 52% of the land value. The proposal is to compensate the Allens for the amount of \$16,710.00 for a permanent and perpetual groundwater protection easement. A portion of that amount would be paid upfront; upon successful completion of the well the balance would be released to them.

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

Chairman Pruden expressed his appreciation to the Allens and their willingness to help the City in this regards.

**Councilman McCall moved to approve Resolution 2018-03.** Councilman Pratt seconded the motion. The vote was as follows: Councilman McCall, "Aye," Chairman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

**16. Ordinance 2018-02 An Ordinance of the Tooele City Council Correcting the 2010 Sewer Treatment and Collection Impact Fee Analysis**

Presented by Paul Hansen

Mr. Hansen stated that in 2010 Tooele City adopted a sewer treatment and collection impact fee and set that fee for all new uses. A table was displayed at the meeting showing the fees. The City is not proposing any changes to that fee or how that base fee is determined. However, they are correcting one of the figures. Figure 4.5 within the table was intended to provide some clarification in regards to what fees would be put in place for particular uses based on the net sewer impact fee. The City discovered an error in that table and worked with the consultant Lewis Young Robertson & Burningham, who created the impact fee, to correct figure 4.5 as well as to renumber some duplicate tables and figures that were discovered in their analysis. This ordinance does not change the base sewer impact fee nor does it change the basis upon which it was created; it simply corrects the error in figure 4.5 of the table.

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

**Councilman Pratt moved to approve Resolution 2018-02.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Chairman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

**17. Resolution 2018-10 A Resolution of the Tooele City Council Approving a Memorandum of Agreement with the Utah National Guard**

Presented by Roger Baker

Mr. Baker stated that the Army National Guard has a maintenance facility on what is formerly known as the administration area of the Tooele Army Depot. The National Guard has fire suppression through the Army water system but they are concerned that it is an inadequate system to protect their facilities. Tooele City has a 12-inch water main on the SR 36 right-of-way that goes south to the Tooele County Detention Facility. The Army National Guard has requested permission to allow them to connect to that main line a 10-inch water line that would go to the National Guard Maintenance Facility for fire suppression purposes only; the water in that line would never be used unless there was a fire or unless the City was maintaining the line to clean it out or repair it.

This resolution will not make culinary water available to the National Guard facility or to any of the vacant properties that may wish to be developed by the Army or private owners. His department has drafted a memorandum of agreement with the National Guard that states the terms to which they will allow the Guard to install the line. The Army National Guard will build it at their own cost and it will become a Tooele City infrastructure public improvement. The City will maintain it to include periodic flushing to prevent heavy materials from accumulating. This improvement will help the National Guard knowing they have a more abundant and reliable water supply in the event of an emergency.

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

**Councilwoman Gochis moved to approve Resolution 2018-10.** Councilman Wardle seconded the motion. The vote was as follows: Councilman McCall, "Aye," Chairman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

**18. Resolution 2018-04 A Resolution of the Tooele City Council Approving an Agreement With SKM, Inc. for Maintenance Services of the City's Municipal Culinary Water and Water Reclamation Systems' Supervisory Control and Data Acquisition System ("SCADA")**

Presented by Jim Bolser

Mr. Bolser expressed his congratulation to all of the newly appointed and elected officials.

He explained that the City's water and water reclamation systems are controlled by a very complex system primarily through computers of monitoring and maintaining the water and water reclamation systems. They are all monitored 24/7 by a computer system that has the ability to page City staff if it senses a problem.

It is a complex system that takes a skillful set of talents to maintain the SCADA system. The City has been on contract with SKM for several years to maintain the system. Their current agreement expired Dec 31, 2017. His department is proposing to extend and renew that agreement with SKM for a period of two years that will expire Dec 31, 2019. The terms of that contract will not change; the cost will remain the same to the City.

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

**Councilman Wardle moved to approve Resolution 2018-04.** Councilman Pratt seconded the motion. The vote was as follows: Councilman McCall, "Aye," Chairman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

**19. Minutes**

Chairman Pruden asked the Council if they had any questions or concerns about the minutes.

Councilman Wardle stated that he gave Ms. Pitt some changes in the wording on one paragraph that adds clarification from their work meeting held that day.

**Councilman Pratt moved to approve the minutes from the City Council Meeting dated December 6, 2017 with the changes that Councilman Wardle put in place.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Chairman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

## **20. Invoices**

Presented by Michelle Pitt

Ms. Pitt presented an invoice in the amount of \$40,063.00 to Spillman Technologies Inc. for software that is used by the Police Department.

**Councilman Pratt moved to approve the invoice.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Chairman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

## **21. Adjourn to RDA Meeting**

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

The City Council meeting adjourned to the RDA meeting at 7:50 p.m.

## **22. Open RDA Meeting**

Chairman Pratt welcomed everyone and stated that all five members of the RDA are present.

## **23. Appoint RDA Chair**

**Councilman Pruden motioned to appoint Councilman Brad Pratt Wardle as the Chair and Councilman Scott Wardle Vice Chairman.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

## **24. RDA Resolution 2018-01 A Resolution of the Redevelopment Agency of Tooele City, Utah ("RDA") Establishing Its Public Meeting Schedule for Calendar Year 2018**

Presented by Michelle Pitt

Ms. Pitt stated that Utah Code requires that they provide public notice of the RDA meetings. They are set at the same dates and times as the City Council Meetings which are the first and third Wednesdays of the month beginning at 7:00 p.m. The RDA board may cancel the meeting if there is a lack of agenda items for discussion.

Chairman Pratt asked the Board if there were any questions or concerns; there weren't any.

**Councilman Pruden moved to approve Resolution 2018-01.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Chairman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

## 25. Minutes

Chairman Pratt asked the Council if they had any questions or concerns; there weren't any.

**Councilman Wardle moved to approve the minutes from the RDA meeting dated December 6, 2017.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Chairman Pratt, "Aye," Councilman Wardle, "Aye," Councilwoman Gochis, "Aye." The motion passed.

Chairman Pratt expressed his appreciation to Mr. Randy Sant for all he does for the City.

## 26. Adjourn

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

The meeting adjourned at 7:53 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 January, 2018

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Steve Pruden, Tooele City Council Chair