

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

Date: Wednesday, January 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
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
Rachelle Custer, City Planner
Brian Roth, Parks and Recreation Director
Paul Hansen, City Engineer
Randy Sant, Economic Development and Redevelopment Agency Director (joined at 5:04 p.m.)
Ted Barnes, Outside Legal Counsel

Minutes prepared by Michelle Pitt

1. Open Meeting

Vice Chair 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:

Council/RDA Chair & Board/Committee Assignments

Councilman Wardle nominated Councilman Pruden to serve as Council Chair. Councilman Pratt seconded the nomination. Councilman Pratt nominated Councilman Wardle to serve as Vice Chair. Councilman Pruden seconded the nomination.

All members of the Council voted, “Aye.”

The Council discussed the various commission and board appointments and made changes (see attached table).

- Resolution 2018-08 A Resolution of the Tooele City Council Reappointing Phil Montano and Brad Clark, and Appointing Tony Graff, to the Planning Commission
Presented by Mayor Debbie Winn

Mayor Winn stated that there was a letter from Tony Graf included in the Council packet. He is the husband of Amanda Graf, who takes the Council and Planning Commission minutes. In Mr. Graf’s letter, he expressed an interest in serving on the Planning Commission, and said he has some experience in this area. Mayor Winn said that Mayor Dunlavy had spoken with Phil Montano who said he would like to serve another four years. Brad Clark has been serving as an alternate. Mayor Winn would like to move him up to fill a vacant position. Mayor Winn pointed out that there will be another Mayor’s appointment to fill the alternate position left by Mr. Clark. There is an appointment that has historically been filled by someone from the fire department. The fire department will submit a name for this alternate position.

Councilman Wardle said that he had a member of the public approach him today, who is the wife of a firefighter. If the fire department doesn’t submit a name of a current firefighter, maybe the wife will fill this vacancy.

- 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 said that this matter was a follow up of a discussion the Council had a couple of months ago. Mr. Roth indicated he has been in discussion with the school district for obtaining this property. The school district will help with the purchase of the property. Chairman Pruden said he felt the price was good for this purchase. Mr. Roth said he wanted the Council to know that the City is ready to move forward. Mr. Baker said that he sent the contract to the sellers for review and feedback; instead, they signed the contract.

- 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 stated that he has been in discussion with the school district on the upgrades and needs of facilities, and the school's participation in those needs. Mr. Roth said that the design work for the irrigation project at the baseball field at the Dow James has been done. The project has been bid. Mr. Roth indicated that this matter was on the Council agenda for their next meeting for approval.

- Resolution 2018-03 A Resolution of the Tooele City Council Authorizing the Purchase of Groundwater Protection Easement from Roxie and George Allen
Presented by Paul Hansen

Mr. Hansen indicated that the Council had discussed this issue before. The City is moving forward with plans to construct a new a culinary water well on property owned by the City at the future fire station site on 1000 North. In accordance with Utah law and current City and County ordinances, the City needs to safeguard against contamination. The requirements for that increase in how close you are to the well. To save the City money, and to not to have to purchase more land, the City approached the adjacent property owner, the Allen's, about securing a groundwater protection easement on a portion of their property, about a ¼ acre in area. Mr. Hansen stated that the City had an appraisal done. The proposal to the City is to acquire this easement for \$16,710.00 with the condition that the City pay \$2,000 up front. Based on confirmation of water and the quality of water, then the City will pay the balance. If there is a reason not to develop the well, the City is only in to the project a few thousand. The Allen's are okay with this condition.

Councilman Pratt thanked Mr. Hansen for positioning this proposed well where it is.

- 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 said that Tooele City adopted the Sewer Treatment and Collection Impact Fee Analysis, prepared by Lewis & Burningham, in 2010. The City has had those fees in place since then. Mr. Hansen indicated that the document created a fee table, but the City recently discovered some multiplication errors in the analysis. Mr. Hansen stated that the errors don't change the underlying impact fee, but the City would like the analysis to be correct. Mr. Baker emphasized that this didn't change the fee or the general analysis.

- 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 this fire suppression line had been discussed with the Council at prior meetings, and once while a member of the National Guard attended. This agreement allows the National Guard to construct a water line for fire suppression only. The line will become a City public improvement. The line will not carry culinary water to the area. The Army has approached the City for water, but that is not what the City is doing at this time. Before culinary water can be made available to the property, water line looping will be necessary. The Memorandum of Agreement simply says what the City will do, and what the Army will do.

- 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 stated that the water and water reclamation systems are each controlled and monitored by a sophisticated and centralized SCADA system. Because it is so specialized and complex, the City has entered in to a contract with SKM, Inc. to help maintain the system. SKM helps remotely when they are able, or they physically come out to site when needed. The current agreement expired on the 31st of December. SKM has agreed to renew the contract with no change in fees or terms. Mr. Bolser went on to say that the only change in the agreement is new dates to renew the contract for two years.

4. Close Meeting to Discuss Litigation and Property Acquisition

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

The meeting closed at 5:28 p.m.

No minutes were taken on these items.

5. Adjourn

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

The meeting adjourned at 6:46 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

Steve Pruden, Tooele City Council Chair