Date: Tuesday, January 7, 2020
Time: 6:00 p.m.
Place: Tooele City Hall, Council Chambers
        90 North Main St., Tooele, Utah

City Council Members Present:
Scott Wardle, Chair
Melodi Gochis
Tony Graf
Ed Hansen
Justin Brady

City Employees Present:
Mayor Debbie Winn
Glenn Caldwell, Finance Director
Michelle Pitt, Recorder
Roger Baker, City Attorney
Jim Bolser, Community Development Director
Steve Evans, Public Works Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Adrian Day, Police Captain
Cylee Pressley, Deputy Recorder

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Wardle called the meeting to order at 6:00 p.m.

2. Roll Call

Scott Wardle, Present
Melodi Gochis, Present
Tony Graf, Present
Ed Hansen, Present
Justin Brady, Present

3. Mayor’s Report

The Mayor stated updated the Council on these items:
A. The three test well drills have been completed. Water samples have been taken from each well and are being tested. When the results come back, an update will be presented to the Council on which wells will be drilled.

B. Council Member Gochis applied for a grant for the census, but did not receive funding. The library also applied for a grant for the census and received it. There will be a presentation about the census at the Chamber luncheon on January 15th. The City is sponsoring that luncheon. Those that want to attend need to RSVP with the Chamber. Jami Carter, Librarian, has some events planned to get to individuals that might be uncomfortable in responding to the census.

C. Mr. Hansen has saved the City thousands of dollars and making sure the City stays within budget on the new police station. The Mayor reported that they are on schedule to have the building completed by March 4th. This means that the City will be given occupancy and can move in furniture. It will take about two weeks to move everything, and then about 10 days to move the evidence. There will be a ribbon cutting, open house with a ceremony, and the building will be open to the public to tour. The police department won’t be operating in that building until after the open house. The open house is tentatively planned for the first week of April. The Tooele High School band has been contacted to play at the opening.

D. Phone systems have been scheduled to be placed at the golf course and pool in January and February. The IT department is very conscious about cyber attacks and the costs some cities are experiencing. All employees are required to do online training. KnowB4 has sent you an email saying that you have been enrolled for this training.

4. City Council Members’ Reports

Council Member Gochis stated that she hasn’t had a committee meeting. She added that she volunteered to be a representative for the 2020 census. Residents will be able to enter their information online in April of 2020. The library will provide assistance to those who don’t have access to computers. She indicated she has already had training on how to reach those residents that may be harder to reach.

Chairman Wardle stated that the sign ordinance, conditional use fees, business license ordinance, and the overnight parking ordinance are things that need to be followed-up on. Council Member Graf indicated he would like to be involved in the sign ordinance amendments. Council Member Brady said he will help with overnight parking. Council Member Gochis will help with business licensing, and Council Member Hansen will help with the conditional use fees. These amendments may take multiple meetings.

5. Discussion:

- Pool Fees
  Presented by Darwin Cook
Mr. Cook stated that the fee schedule currently specifies prices for specific promotional nights and events. Two of them, Friday Night Date Night and Dollar Night, are not being used anymore. Mr. Cook said that Dollar Night corresponds to the days when kids get out of school early. Mr. Cook asked that the parks department be allowed to plan events, determine what the cost would be, and then decide on an appropriate fee.

Mr. Cook reported that the Elf Dive was a huge success with over 100 people attending. He said that this specific event wasn’t listed on the fee schedule. They don’t want to feel that they are operating outside of the fee schedule and asked if it could be more general. Mr. Baker said that these events won’t have a standardized cost and shouldn’t have a standardized fee in the fee schedule. He added that the events should be based on recouping costs. He said that this seemed like an administrative duty.

Chairman Wardle said that the fee schedule is set by the City Council. He expressed concern about a non-department head having the ability to set fees. He felt that the fees set by the Council were set for a reason. The pool does not operate at a profit. If fees are lowered, it is with the understanding that the City will have to subsidize it. Chairman Wardle stated that he understood that sometimes subsidizing needs to happen, however, fee breaks are not allowed in other areas. Mr. Baker said that the fee schedule allows the golf pro to set a special rate for golf tournaments. Council Member Graf asked how anyone could determine a fee if they didn’t know how many were going to attend.

Council Member Brady asked how many events would happen per year. Mr. Cook said there would be four. Council Member Brady suggested that Mr. Cook as the department head help set the fee. Mr. Cook said that he and the Mayor could decide the fee, because it is an administrative role. Chairman Wardle said he didn’t feel like it was an administrative role. He suggested that the department head, with the Mayor, come to the Council before the planning and advertising started. Mr. Cook said that with new software, the parks department can now tell where the participants are coming from, and whether they are residents or non-residents. The Council discussed charging a fee for residents and a different fee for non-residents. Chairman Wardle asked that the parks department come up with a different policy for events.

Mayor Winn suggested having a base fee such as $3 per event, then add an estimated cost for expenses per person. The authority should be given to the department head to work with the pool supervisor for these fees. The fees and events could then be brought to the Mayor. Chairman Wardle felt that the City shouldn’t subsidize events.

Council Member Brady asked if it was possible to have a line item that was budgeted for the four anticipated events, and then staff could use those funds at their discretion. The answer was that there is not a line item for events. Council Member Gochis asked if extra employees are scheduled for the events. Mr. Cook answered that it depended on the event. Council Member Gochis said she would like the fee to cover the employee cost. Council Member Gochis asked if the dollar night was one of the special events. Mr. Cook said it was not, and that it was every Friday, from 1:00 p.m. to closing. Chairman Wardle asked if the pool saw higher usage during the dollar night. Mr. Cook said they did when it was on Wednesday, which is early out day.
Mr. Cook said that Josh DeCola is looking at suggesting a different fee for residents vs. non-residents, but for open swim it’s hard to determine who is resident and who is a non-resident. Chairman Wardle said it would be wise for the City to collect data, to know who is entering the pool. Membership cards might be needed so that this data can be collected.

- City Council/Mayoral Retreat
  Presented by Council Member Scott Wardle

The Council agreed on January 25th for the Council/Mayoral retreat from 8:00 a.m. to noon. Glenn Caldwell and Shannon Wimmer from Finance are the only staff that need to attend. Items to be discussed are budget, RDA, and priorities for the year. If there are other items for the agenda, they are to be emailed to Chairman Wardle or Mayor Winn by next Monday.

Mr. Bolser stated that the General Plan will be coming to the Council later in the year, so this item could be added to the retreat agenda.

- City Council Agenda Planning Discussion
  Presented by Council Member Scott Wardle

Chairman Wardle indicated he would like to plan about three meetings out. The Council will be looking at the February meetings, and the first meeting in March. The Council would like a different format for Council meetings, and agendas are going to start looking different. There was a draft of what a future meeting would look like.

- Lexington Greens Historical Easements
  Presented by Jim Bolser

Mr. Bolser stated that on the west side of 400 West in the Overlake area there are several projects. On the very south end there is a project called Lexington Greens. There are 190 lots that have been approved and are under construction. The second phase is on south end. It was rezoned by the Council to RM-16, which is multi-family. This development came to the Council for a minor subdivision to divide it in to five parcels for ownership purposes. The plat would not grant any vesting or approval for development or construction, just divide the property for ownership. A standard part of the review process is for the County Surveyor to review the plat. In that process, and after the Planning Commission’s review of the plat, the surveyor identified a long and narrow parcel that in 1912 was transferred in fee ownership to the County. The County owns it. From the shape of it, it looks like it could have been for a road. The parcel runs through both phases of the Lexington Greens project. This presented a difficulty for Lexington Greens because this matter needs to be cleared up. Mr. Bolser indicated he has talked to the County Recorder about how to proceed. The County suggested that when the City annexed the property, the City took on responsibility for the parcel at that time.

The owner of the Lexington Greens project is Chuck Akerlow. Mr. Baker reviewed the issues at hand, including Mr. Bolser’s conversations with the County Recorder, and sent an email to the County outlining why this is a County matter to resolve. At the Council’s last meeting in December this issue was first discussed and the Council decided to have this application put on
hold until the property issue is resolved. In the time since, Mr. Baker sent his email but the City has heard nothing in response from the County.

It was recommended that this be put on the agenda a month from now as a tickler. Mr. Bolser said that if he receives anything from the County, he would let the Council know.

6. **Adjourn**

Chairman Wardle adjourned the meeting at 6:45 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 January, 2020

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Scott Wardle, Tooele City Council Chair