Tooele City Council
Work Session Meeting Minutes

Date: Wednesday, February 19, 2020
Time: 6:00 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

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

City Employees Present:
Mayor Debbie Winn
Jim Bolser, Community Development Director
Chief Ron Kirby, Police Department
Roger Baker, City Attorney
Steve Evans, Public Works Director
Darwin Cook, Parks Department Director
Glenn Caldwell, Finance Director
Paul Hansen, City Engineer
Cylee Pressley, Deputy Recorder
Kami Perkins, Human Resource Director

City Employees Excused:
Michelle Pitt, City Recorder

Minutes prepared by Kelly Odermott

Chairman Wardle called the meeting to order at 6:04 p.m.

1. Open City Council Meeting

Chairman Wardle opened the City Council meeting.

2. Roll Call
Justin Brady, Present
Tony Graf, Present
Ed Hansen, Present
Scott Wardle, Present
3. **Mayor’s Report**

Mayor Winn stated Mr. Baker has put together some requests for qualifications for the sale of the old police station building and those have been sent out to be returned March 1st.

Mayor Winn stated that in the prior year there were several questions about the Middle Canyon Flood channel that was next to a development off Seventh street, near England Acres. There was a section of the property that was subdivided and the channel was taken out of the property and put up for auction by Tooele County. The individual who purchased the property is willing to sell the property at the cost of $2,900. That is an excellent deal to take control of the channel and the City will not need to purchase the right-of-way.

Mayor Winn stated she received a card from Mayor Marshall, thanking the City for their support with the tragedy that just happened in Grantsville City.

Chairman Wardle asked if it would be possible for the Council to have one member on the selection committee for the requests of qualifications for the old police station. Will those be opened on the March 1st? Mr. Baker stated that he selected four Salt Lake City companies and two local companies, and requested the Realtors or brokers submit a response by March 1, if they are interested. Council Member Graf stated he would be interested in helping with the selection.

4. **City Council Members’ Report**

Council Member Brady stated that he attended the Active Transportation Committee and he learned that there is a lot funding on the state and local level. He is still working on the overnight parking.

Council Member Gochis stated she was asked to be in charge of the 2020 Census and coordinating with other entities to reach the hard to reach populations. She stated that $1,900 is returned to the State of Utah for every man, woman, or child that participates in the Census. In the previous Census, Tooele County was under represented. She stated that there has been a luncheon with local businesses and she has met with Census partners. Council Member Gochis stated that she had been in contact with a local advertisement Home Town Values and she is requesting funding to put in some advertisements. There will also be a social media campaign that would be $500. The Census starts April 1st.

Mayor Winn stated that she is understanding that the Census group in Utah has money for marketing and asked Council Member Gochis to reach out to the state Census group about funding.
Chairman Wardle asked how much funding is being requested for advertisement. Council Member Gochis gave a cost breakdown of the different rates. The amount is around $1000. Chairman Wardle stated it could probably be found in the budget. Council Member Gochis stated that the numbers are important because it affects redistricting for representatives in state legislature. The Council agreed to pay if funding cannot be found.

Council Member Gochis added that the Tooele City Arts Council has booked the Fridays on Vine. She has applied for the community change leadership classes through the Utah Department of Heritage and Arts.

Council Member Graf stated he is hoping to invite businesses to participate in the sign ordinance. He asked the Mayor if the staff could post it on the City website or Facebook page. He stated he wanted to do a thorough process and make the policy beneficial for all parties.

Council Member Hansen stated that he went to the homeless coordination council and the Railroad museum had a good meeting.

Chairman Wardle stated that he has met with Mr. Baker to draft the Council policies and hopefully those will be ready for review March 4th. There are changes to two ordinances for the final subdivision plat and the final recording in the public improvements.

5. Discussion
   - Budget Discussion
   Chairman Wardle invited Ms. Perkins to give her presentation to the Council on the Compensation Program.

Ms. Perkins gave a brief presentation on the compensation plans at the City. Included in the presentation are the interests in giving compensation, the tax base, the employees, and management and decision makers. The program needs to be affordable, but also sustainable. She defined the types of compensation for relational compensation, direct compensation, and indirect compensation. The City does a lead, lag compensation match which is defined as government tends to lag in compensation amounts, but leads in benefit packages. Tooele City has four types of pay systems, set pay system, salary schedules, hybrid plan, and contingent workforce. She stated she networks and compares wages through multiple sources. Every two years she attempts to do a comprehensive market study. She also briefly covered the costs of health insurance.

Chairman Wardle asked Ms. Perkins to explain performance evaluations. Ms. Perkins stated that each employee has a performance once a year. Policy and procedures require a 3 point to get a step increase.
Ms. Perkin stated that this year is a leap year, and will include an extra pay period. It will not incur extra costs for this year. In 2023 the leap year will incur extra costs and that will need to be budgeted. The extra payroll will be about $400,000.

Chairman Wardle recessed the Work Session Meeting to continue after the Business meeting at 6:55pm.

Chairman Wardle opened the City Council work session at 9:38pm

- **Council of Aging**

Chairman Wardle stated that there was need for a representative on the Council of Aging and asked if anyone would like to service on the Council of Aging.

Council Member Brady stated that he would try to make the next meeting.

- **Irrigation Water Shares**

Mr. Hansen stated that this is an affirmation of policy as it relates to water shares; Tooele City Code Chapter seven title 26 Water Rights. In 2005, by ordinance Tooele began requiring convenience of water rights in satisfaction of the future demand for all new development in Tooele City. Over the past 15 years, there have been some minor modifications to those and one of the modifications is in 7-26-4, sub 6 entitled Secondary Water. The city code requires water rights, but the city has the sole right to consider the value of those water rights in terms of source, quantity, reliability, approval by the State engineers office, and many other factors. It has to be a municipal water right. Over the past several years there have been in very limited instances where individuals who have a single lot and have irrigation share, have not been required to provide municipal water and a provision in a code allows that to occur on a limited basis. In that case, the individuals would enter into an agreement with the City, hereby they affirmed that they have irrigation shares and those shares will only be used for outside watering and if it is found that they have not complied, they would be subject to impact fee and water rights coming out of the city water system. There has been a sudden surge in builders of subdivides who want to use irrigation shares in satisfaction of Tooele City’s requirement of convenience of water rights. It is not the City policy to accept irrigation shares in satisfaction of the water rights ordinance. It does not add any new water. It is the intent to be consistent in the policy and the irrigation shares are on a very limited basis.

Chairman Wardle asked if the limited basis needs to be written into code. Mr. Hansen stated he would prefer that the language is added that irrigation is not accepted. It was decided to continue the discussion in the future about the code and policy.
Council Member Gochis stated that she is concerned about using water shares because Settlement Canyon routinely shuts off early and there is no water. She stated and monitoring the use is difficult.

Mr. Hansen stated that it is not different as solar panels. If a resident chooses because of an economic benefit or green benefit. It doesn’t change the supplies to give the electricity to the consumer. The secondary water should be looked at the same way. There is value in secondary water, but it should not be at the expense of Tooele City.

- **Kirk Hotel Historic Designation & Text Amendment**

Mr. Bolser stated that in the packet there is memo with historical information. In July of last year there was discussion about the Kirk Hotel. After multiple owners there have been modifications within the hotel that have converted some to apartments, without the City knowledge. A new party has purchased the Kirk Hotel and they see the benefit to renovate it to structural and fire codes and utilize it as a formal apartment building. The new owners have been diligent in working with the building and fire department to make sure the renovations are done correctly. It is in a commercial zone and the number of units exceed any allowances for an apartment building in any zone. In July there was a discussion about a similar project the Broadway Hotel. The proposal for the Broadway Hotel was a text amendment with a notation being made that any residential building in a historic building could be used in excess of the density requirements because it is in a finite space. That was proposed as a possible solution for the Kirk Hotel as well, if a historic designation could be made. The property owners of the Kirk Hotel have received the historic site designation.

Mr. Bolser stated that the staff is seeking input to amend City Code as was done with the Broadway Hotel.

There was a discussion between the Council Members and Mr. Bolser in regards to parking. It was stated that the parking they currently use is not owned with the hotel. The City has not been told that there is a formal agreement for parking. It would be tricky to address because it is currently used as a hotel. The biggest issue, if the City does not designate a text amendment, the owners will have to convert the renovations back to a hotel use.

Mr. Baker stated that a prior owner owned the parking. Mr. Bolser stated he would verify, but he didn’t see the same owners on the properties when looking at property records.

6. **Close Meeting**

The meeting was closed by Chairman Wardle at 10:00pm. The attendees were Mayor Winn, Chairman Wardle, Council Member Brady, Council Member Graf, Council Member Hansen, Roger Baker, Jim Bolser, Cylee Pressley, Darwin Cook, Steve Evans, Glen Caldwell, and Chief Kirby.
The meeting adjourned at 11:04 pm.

7. **Adjourn**

The meeting adjourned at 10:10 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 4th day of March, 2020

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Scott Wardle, Tooele City Council Chair