

**Tooele City Council, Tooele City Redevelopment
Agency of Tooele City, Utah, and the
Tooele City Water Special Service District
Work Session Meeting Minutes**

Date: Wednesday, March 15, 2017
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Chairwoman Debbie Winn
Scott Wardle
Dave McCall
Steve Pruden
Brad Pratt

City Employees Present:

Mayor Patrick Dunlavy
Glenn Caldwell, Finance Director
Jim Bolser, Director of Community Development and Public Works
Michelle Pitt, Recorder
Roger Baker, City Attorney
Rachelle Custer, City Planner
Paul Hansen, City Engineer
Randy Sant, Economic Development and Redevelopment Agency Director

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairwoman Winn called the meeting to order at 5:00 p.m.

2. Roll Call

Debbie Winn, Present
Scott Wardle, Present
Dave McCall, Present
Steve Pruden, Present
Brad Pratt, Present

3. Discussion:

- Tooele City Water Special Service District Resolution 2017-01 A Resolution of the Tooele City Water Special Service District Approving a Water Right Lease Agreement with Metro Ready Mix
Presented by Paul Hansen

Mr. Hansen indicated that the City entered into an agreement with Metro Ready Mix two years ago for the rental of a portion of water right owned by Tooele City. The agreement was for a year by year agreement for \$20,000 per year. The agreement has lapsed, so this is a new agreement for one year for \$20,000.

- Resolution 2017-14 A Resolution of the Tooele City Council Establishing Fees for Recycling
Presented by Mayor Patrick Dunlavy

The Mayor stated that the City is formalizing the amount for the recycling program with Rocky Mountain Recycling. Because of the number of residents that signed up for the recycling program, the City will stay within the amount promised.

- Resolution 2017-16 A Resolution of the Tooele City Council Authorizing an Agreement with Tooele County for Municipal Elections
Presented by Michelle Pitt

Ms. Pitt stated that Tooele City is required to hold municipal elections each odd-numbered year. The Tooele County Clerk's office has assisted Tooele City in the past with election judges, ballots, and providing voting machines. Tooele City does not have voting machines and so it makes sense to contract with the County for these services. The estimated cost for the election is over \$20,000 for each election. If there is a primary and a general, the estimated total is \$41,000. The City Recorder's Office and staff from Communities that Care help with early voting, which helps keep costs down.

- Resolution 2017-05 A Resolution of the Tooele City Council Approving Amendment #3 to the Green Meadows Annexation Agreement
Presented by Roger Baker

Mr. Baker said that with Mr. Arbshay's passing, ownership went to Mr. Kitchen and the Buzianises. They have sold the property to another developer, who is a Tooele Valley resident. The new developer has indicated that it is too expensive to put in all the public improvements all at once. He is asking for the ability to do phasing, to allow him to finance for one phase, sell those lots, then to finance the next phase. Mr. Baker explained that he took out of the Annexation Agreement the language requiring the development to be done in one single phase. Mr. Baker emphasized that the amendment doesn't contractually entitle the developer to do it in phases, but allows him to under the provisions of the City Code. Councilman Pruden asked if the developer was not able to get financing, because Loma Vista put in all the improvements at once. Mr. Baker answered that he wasn't sure about the markets, or how the developments compare. The City was told that it would be easier financially to do the project in phases.

Councilwoman Winn asked if the developer has shown City staff any phasing plans. Mr. Bolser said that his department has not received a phasing plan. Mr. Baker reiterated that the agreement didn't entitle the developer to anything in terms of development, but allowed him to do phases like any other developer under, the requirements of the City Code. Councilman Wardle said that the only reason for not allowing phasing in the original agreement was because of a concern that the project wouldn't be completed by the original developer. That is not an issue now. Councilman Pratt asked if there was a detriment in phasing this project. Mr. Bolser answered that there wasn't a detriment so long as the phasing is laid out appropriately to loop utilities and ensure proper access. Councilman Pruden asked if the developer wanted to decrease the lot size or change the layout. Mr. Bolser said that he didn't think so. His understanding was that there would be some rearranging of the lots. Mr. Bolser added that phasing can make financing feasible, and some of the rearrangement being discussed can cut the cost ratio in half. Mr. Bolser indicated that staff was agreeable to phasing the project as long as City staff had a chance to look at the plans. Mr. Baker stated that he attached a copy of the minutes of the prior meeting to the resolution, so that the concerns of the Council and Mr. Bolser were included in the record of the resolution.

- Resolution 2017-12 A Resolution of the Tooele City Council Approving the Municipal Wastewater Planning Program Self-Assessment Report for Tooele City for 2016
Presented by Jim Bolser

Mr. Bolser stated that this report is required annually. It is an assessment of the City's wastewater facility and the existing improvements done over the last few years. The report indicates that the City is doing great, with no outstanding needs that can't be addressed.

- Copper Canyon Phase 5 – Final Subdivision Plat Request
Presented by Jim Bolser

Mr. Bolser reported that Phase 5 is the next phase of the Copper Canyon development. This is a Planned Unit Development (PUD). Phase 4 has not been completed or submitted for approval, but that doesn't mean that it won't be done, it just made more sense geographically to do Phase 5 before Phase 4. Phase 5 is the next natural development phase to happen. Mr. Bolser indicated that Phase 5 met all the requirements that were needed for approval. Councilman Pratt asked how many phases there were. Ms. Custer answered that the City has approved through Phase 6 or 7 so far as a part of a single preliminary plan approval, but the developers own more property beyond that. Councilman Wardle asked if the developers completed open space and trail requirements. Mr. Bolser said that they had, and the City has held the developers up on this plat until those requirements were met.

4. Council Reports

Councilman Pratt said that the Council of Governments (COG) has not met. He couldn't attend the Tooele City Arts Council (TCAC) meeting. He stated that the TCAC sponsored a successful piano concert the other night. Even though the County says there is not a position on the Council on Aging, he is still receiving information from them about meeting times, etc.

Councilman McCall indicated that the library board hasn't met.

Councilman Pruden said that the TCAC had a wonderful concert on Monday night. The performer was recommended by Melodi Gochis, a member of TCAC. Councilman Pruden said that there were about 300 people in attendance. It was very entertaining and people were happy that something in that genre was offered. Fridays on Vine is all set to begin the first Friday in June. The concert series will begin with the group, Soulistics. Peter Breinholt and Ryan Shupe will also perform this year. The TCAC will sponsor Labor Day concerts in the park, with food vendors.

Councilman Wardle stated that there is a USU meeting tomorrow.

Councilwoman Winn indicated that she met with the North Tooele City Special Service District (NTCSSD). She talked with them about the Sunset developments that are coming up. They want to be involved in the district. Councilwoman Winn said that she also talked with them about the street light program. The City's light replacement program is running smoothly and well, but the lights are not being repaired in Overlake in a timely manner. The original agreement was that the City would make the repairs, then bill the district for the repairs. Then it was decided that the NTCSSD would make the repairs, and not involve the City. This scenario isn't working. It will now go back to having the City make the repairs then invoice the NTCSSD.

5. 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 McCall "Aye," Councilman Wardle "Aye," Councilman Pratt "Aye," Councilman Pruden "Aye," and Chairwoman Winn "Aye."

Those in attendance during the closed session were: Glenn Caldwell, Jim Bolser, Mayor Patrick Dunlavy, Roger Baker, Michelle Pitt, Randy Sant, Paul Hansen, Councilman McCall, Councilman Wardle, Councilman Pruden, Councilman Pratt, and Chairwoman Winn.

The meeting closed at 5:20 p.m.

No minutes were taken on these items.

6. Adjourn

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

The meeting adjourned at 6:17 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 5th day of April, 2017

Debra E. Winn, Tooele City Council Chair