

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

Date: Wednesday, June 5, 2019
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

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

City Employees Present:

Glenn Caldwell, Finance Director
Roger Baker, City Attorney
Michelle Pitt, Recorder
Jim Bolser, Community Development Director
Chief Ron Kirby, Police Chief
Kami Perkins, Human Resource Director
Steve Evans, Public Works Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director

Excused: Mayor Debbie Winn

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Pruden called the meeting to order at 5:00 p.m.

2. Roll Call

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

Chairman Pruden reminded staff and the public that Fridays on Vine would begin this Friday with a ribbon cutting for the new restrooms at the City Park. The Arts Council is selling collector coins commemorating the Vietnam War soldiers and search dogs. The coins can be purchased at the Parks Department and at the Fridays on Vine concerts. Chairman Pruden added that Council members need to let Cylee Pressley know if they would like their own truck for the 4th of July parade. He informed the Council that if they wish to throw candy this year, they will need spotters/walkers to throw the candy. No candy can be thrown from moving vehicles. The Council was instructed to let Ms. Pressley know soon so that she can coordinate vehicles.

3. Discussion:

- Ordinance 2019-16 An Ordinance of Tooele City Amending Tooele City Code Section 10-2-4 Regarding Funeral Processions
Presented by Chief Ron Kirby

Chief Kirby stated that many years ago, the City instituted a policy stating that they would quit doing funeral processions because traffic got too heavy in the City. The Chief stated that they have recently realized that there may be times, or special events, when an officer should attend a funeral procession to direct traffic, as instructed by the Mayor or designee. The proposed Code states that the Mayor, or designee, has the authority to authorize funeral processions for special events.

Council Member Wardle recommended that the language read, the Mayor, or Council Chair, instead of “designee”. He added that there is not a definition of “designee” in the Code. Mr. Baker suggested that it read, the Mayor or police chief to match what had been done in the past. Chairman Pruden suggested that it read, “In the absence of the Mayor, the police chief or Council Chair could allow the funeral procession. Chief Kirby said that sometimes the special event is sensitive or political and said that he didn’t mind the designee being the Council Chair. It was decided that the Ordinance be amended to say, “In the temporary absence of the Mayor, the Council Chair has the authority to authorize funeral processions.”

- Purchasing Policy, Guidelines, and Procedures
Presented by Michelle Pitt

Ms. Pitt summarized the changes between the 1993 purchasing policy and the proposed policy. Council Member Wardle suggested some additional changes. Ms. Pitt will make the changes requested, and bring the policy back before the Council.

- T-Mobile Cell Tower Lease at Elton Park
Presented by Darwin Cook

Mr. Cook stated that the proposed site is larger than the previous proposal. T-Mobile is now asking for a 40 x 40 enclosure. It will take out the trees west of the enclosure, and two of the 9 trees to the north. Council Member Wardle stated that he would like new trees planted to replace the ones that will be taken out.

- Resolution 2019-43 A Resolution of the Tooele City Council Approving a Contract with Triex Construction Corporation for the 2019 Culinary Water Improvement Project
Presented by Paul Hansen

Mr. Hansen said that Triex Construction Corporation is the company name that fills in the blank as listed on the agenda. Mr. Hansen explained that the reason the name was not available at the time of printing the agenda was because these bids were opened on Thursday. It was publicly advertised publicly, and eight bidders responded. Triex was the low bid. Mr. Hansen stated that the City has had some prior history with Triex, with a completed project in 2017. Mr. Hansen added that Triex was \$225,878 lower than the next bid, which caused some concern, but he and other staff met with the Triex owner to go over their concerns. Triex assured them that they would complete the project for the amount bid. City staff is recommending the contract be awarded to Triex for \$569,097.13, with an additional 5% contingency for unanticipated conditions. The additional 5% will only be used if needed, and with the Mayor's approval.

Council Member Wardle asked when the secondary water would be available; and why this was not included as part of the water projects. Mr. Evans said that they were stuck at the Clark Johnsen Jr. High. Council Member Wardle asked if funds were set aside for this project. Mr. Hansen said that the projects covered with this contract would only spend about 1/3 of the water funds. Mr. Evans said that they needed to look at the connections and resources. Chairman Pruden asked the Staff to bring this matter back to the Council with more information.

- Resolution 2019-44 A Resolution of the Tooele City Council Approving a Contract with Kilgore Contracting for the 2019 Roadway Improvement Project
Presented by Paul Hansen

Mr. Hansen stated that the suggested contractor for this contract is Kilgore Contracting. He added that the bids for the roadway improvement projects were also opened last Thursday, with five bidders. The contracts were advertised, and Kilgore was the low bidder. Mr. Hansen added that he talked with Kilgore, and Kilgore is confident that they can complete the work per the price provided at \$448,310.00, and a 5% contingency. Staff is recommending the contract be awarded to Kilgore Contracting.

The Council expressed concern about the timing of completing 100 East, and the construction of the new police station. Mr. Hansen said that they are hoping that it will fall in to place for the work on 100 East, to not be affected by the work at the police department.

- In-fill Area Lot Width Requirements
Presented by Jim Bolser

Mr. Bolser said that a few years ago, the City and Council went through a lengthy process to establish an in-fill program, to make it more advantageous for development, such as reduced setbacks and water rights requirements. There has been discussion on the possibility of reducing the frontage requirement for properties within the in-fill areas. There are some historic properties that don't meet the minimum widths required for the zones in which they are assigned.

Mr. Bolser indicated that in-fill zones can include a reduction allowance in frontage requirements, and asked the Council if they were interested in seeing a proposed text amendment to address this issue. The City would need to do a study to see what reduction percentage is recommended. Mr. Bolser added that before a study is done, we need to know whether the Council is interested in this option. It would be applicable to the two in-fill overlay districts, A and B. One analyses could apply to one, or both.

Council Member Gochis was in favor of it because it was good for property owners to be able to sell their property or allow them to develop. She wanted to go forward with the study. Council Member McCall agreed, but expressed concern about 150 West and 50 West, and the other half-streets because the utility poles are so close to the roads. Mr. Bolser said that the study wouldn't address the utilities, but would address the widths only. Council Member Pratt asked what City staff was recommending. Mr. Bolser recommended to get the study done, and to approach it from a percentage standpoint because it would keep it consistent throughout all properties. It was decided by the Council to go ahead with the study.

- Ordinance 2019-15 An Ordinance of the Tooele City Council Reassigning the Zoning Classification to the MR-8 Multi-Family Residential Zoning District for 9.42 Acres of Property Located at 251 North First Street
Presented by Jim Bolser

Mr. Bolser said that this rezone request is for the former Harris Elementary property. The school district is in negotiations with a private entity to purchase and reuse the existing building. The Planning Commission forwarded a negative recommendation to the Council on this matter by a 4 to 3 vote. Council Member Wardle asked what impact the rezone would cause to the sewer and water. Mr. Bolser answered that the reuse of the existing building would essentially create a negligible difference in impact. Mr. Hansen added that historically the school used approximately 4-5 gallons of water per student per day; at 500 students, that was 360,000 gallons per year. This use is just for the school year. Mr. Hansen estimated the future use, with an office with 50 people at 195,000 gallons per year, for a whole calendar year. Mr. Hansen stated that he believed there was water credit historically used on that property. There is five acres of grass that the school over-watered while they used it. He felt that they could better the balance of water under a different use. Council Member Wardle asked what the difference would be if houses were built instead of the rezone request. Mr. Bolser answered that they would lose 20-25% acreage for infrastructure. It would allow about 35 lots, with 1 acre-foot of water for each lot, for about 30 acre feet of water. This use would exceed the historical use of water.

- Subdivision Preliminary Plan for Copper Canyon Phases 7-14 by Bach Land and Development, Located at Approximately 350 West Tooele Boulevard in the R1-7 PUD Residential Zoning District for the Purpose of Creating 249 Single-Family Residential Lots
Presented by Jim Bolser

Mr. Bolser stated that the Council is familiar with the Copper Canyon development. They are proposing preliminary plan approval for Phases 7-14, but would bring final plan approval for each phase as they go along. Chairman Pruden stated that he wants to make sure that approving

this many phases at one time didn't take away any leverage of requiring certain things from them. Mr. Bolser felt that any prior issues had been taken care of, and wouldn't be an issue in the future. Mr. Hansen said that there is a development agreement for this development. The developer is obligated to get to the south park by a certain year. The developer had indicated that he may not make it by this year. They may need to come back to the Council asking for more time to get there.

- Minor Subdivision for Strawberry Water Subdivision by Invictus Title, Located at 2371 North 400 East in the GC General Commercial Zoning District for the Purpose of Subdividing One Commercial Lot into Two Lots
Presented by Jim Bolser

Mr. Bolser said that this application is for the property that currently contains Popeye's Chicken. There is a vacant lot on the south side of Popeye's. The owner of the property is requesting to have that property split in half so that they can sell that lot. Popeye's Chicken was built with a shared entrance, which will be shared by the new owner.

- Subdivision Preliminary Plan for Buffalo Pass by Land Development LLC, Located at 150 West 600 North in the R1-7 Residential Zoning District for the Purpose of Creating 6 Single-Family Residential Lots
Presented by Jim Bolser

AND

- Subdivision Preliminary Plan for Buffalo Ridge by Land Development LLC, Located at 204 West 600 North in the R1-7 Residential Zoning District for the Purpose of Creating 6 Single-Family Residential Lots
Presented by Jim Bolser

Mr. Bolser said these items are for two 6 lot subdivisions about a half block apart from each other. The developers would like to develop to include improving each section of the street. Mr. Bolser indicated that they have met all code requirements for preliminary plan approval.

4. Close Meeting to Discuss Litigation and Property Acquisition

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

The meeting closed at 5:52 p.m.

Those in attendance during the closed session: Paul Hansen, Michelle Pitt, Jim Bolser, Steve Evans, Glenn Caldwell, Roger Baker, Darwin Cook, Council Member Pratt, Council Member McCall, Council Member Gochis, Council Member Wardle, and Chairman Pruden.

No minutes were taken on the closed meetings.

5. Adjourn

The meeting adjourned at 6:44 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 19th day of June, 2019

Steve Pruden, Tooele City Council Chair