

**Tooele City Council
Work Session Meeting Minutes**

Date: Wednesday, August 15, 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, Chair
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
Randy Sant, Redevelopment Agency Director
Paul Hansen, City Engineer

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Pruden called the meeting to order at 5:07 p.m.

2. Roll Call

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

3. Discussion:

- Public Safety Building Update
Presented by Mayor Debbie Winn

Mayor Winn stated that within the past couple of weeks an RFP was issued and open to anyone that wanted to participate in the preconstruction phase of the public safety building. The construction phase will come next. The Mayor expressed appreciation to Jim Childs, Paul Hansen and Chairman Pruden for the work they have done on preparing the proposals. The City received four proposals, from Ascent, Hogan, Big D, and Hughes. The top two proposals were very competitive and close in their bids. Big D believes they can complete the building within nine months, which is a shorter time frame than the other closest company. After consideration, Big D was chosen for participation in the preconstruction phase. They will work with the architect to help construct the building within our budget. If, after the preconstruction phase, the building can be built within our budget, a contract for the construction will be brought to the Council for approval.

Mr. Hansen added that the selection was based on qualifications, not price.

- Subdivision Plat Amendment Request for LKQ for the Purpose of Combining and Resubdividing Existing Lots 3102, 3201 and 3202 of the Utah Industrial Depot Minor Subdivision #32 and 3301 of the Utah Industrial Depot Minor Subdivision #33 on Approximately 98.41 Acres Located at Approximately 525 North Industrial Loop Road
Presented by Jim Bolser

Mr. Bolser said that this is an application to amend four existing parcels. The subdivision will combine them, then split them off in to two lots. Mr. Sant said that LKQ is a new company moving in to the Ninigret Park. LKQ will build a 70,000 square foot building. They are an international company. They have a business where they get totaled vehicles from insurance companies, disassemble those vehicles, and sell the parts. Mr. Sant said that the RDA offered LKQ a three year 25% of the TIF with a cap of \$100,000 as an incentive.

- Ordinance 2018-13 An Ordinance of the Tooele City Council Amending Tooele City Code Provisions Relating to the Mixed Use – Broadway Zoning District
Presented by Jim Bolser

Mr. Bolser said that this Ordinance has gone before the Planning Commission and is something the Council has seen before. He added that the Ordinance included items requested by the Council. Chairman Pruden said that this amendment is only for the Broadway area and not a City-wide reassignment for things like parking requirements. This will hopefully incentivize that section of town and help revitalize the area. Council Member Wardle said that 4th South in Salt Lake City has this type of development, and looks nice. Mr. Sant said that he talked with Kevin Peterson yesterday. Mr. Peterson indicated that he is submitting his application for tax credits and a loan soon. Mr. Sant said he believes the RDA will have to amend the project area to reduce the area down to what they will actually develop. Mr. Sant asked Mr. Peterson to provide a legal description of the area that he is proposing to develop. Mr. Baker asked Mr. Bolser if additional revisions had been made since last night. Mr. Bolser indicated that all the revisions the City Council needed were done. Mr. Baker indicated he would like to see the revisions before the City Council was asked to vote on them.

- Ordinance 2018-11 An Ordinance of Tooele City Amending Tooele City code Chapter 4 – 11 Regarding Sidewalks
Presented by Roger Baker

Mr. Baker stated that the purpose of this Ordinance is to bring the City Code in alignment with the State of Utah and Supreme Court regarding the responsibility of sidewalks. The alignment required several amendments and repeals to Chapter 11. Chairman Pruden said that the City will now take on the responsibility of replacing sidewalks, with the help of the public works department.

- Ordinance 2018-12 An Ordinance of Tooele City Enacting Tooele City Code Chapter 5-26 Regarding Mobile Food Businesses
Presented by Roger Baker

AND

- Resolution 2018-47 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Mobile Food Businesses
Presented by Roger Baker

Mr. Baker said that he has been working with business licensing to develop a concept of regulating food trucks. The City hasn't had any rules regulating them, and they just don't fit in to any categories under the Business License Code. In the last two years the legislature enacted bills regarding food trucks. The legislation limits cities' ability to regulate them too much. The proposed Ordinance says that food trucks have to get a business license, a health department inspection, and a fire inspection. If a food truck already has a business license, health, and fire inspections from another city, Tooele City will honor that license and inspections. The City will charge a \$10.00 processing fee if they already have a license and inspections. Otherwise, they will pay the \$40.00 business license fee. Food trucks are not allowed to park in the rights-of-way to sell, but they can sell on private property. The City can't ask for evidence of property owners' permission because the legislature has determined that that is between the vendor and property owner. This Ordinance is a light regulation which allows the City to make sure that food trucks are safe for the City, the public, and food truck owners. If there's a special event, food trucks don't have to get a business license because they will be covered by the special event license. Chairman Pruden said that he didn't like how food trucks take away business from brick and mortar businesses. The City assumes that food trucks are collecting sales tax and that the City receives a portion.

Mr. Baker said that he will bring these items to the Council on September 5th for a vote.

Chairman Pruden said that in the Business Meeting, the Council will take care of the first five items of business and then the Mayor will introduce the budget and certified tax rate. Mayor Winn will do a brief presentation as a way of introduction. The majority of the public comment will come at Item #6. The meeting will be live streamed on FaceBook.

4. Close Meeting to Discuss Litigation and Property Acquisition

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

The meeting closed at 5:32 p.m.

No minutes were taken on these items.

5. Adjourn

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

The meeting adjourned at 6:49 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 September, 2018

Steve Pruden, Tooele City Council Chair