



Council Business Meeting Minutes

October 01, 2024

Council Chamber

07:00 PM

1. Call to Order

Chairman Jared Hamner called the Council Business Meeting to order at 07:13 PM. The time, place, and agenda of the meeting had been provided to the Tooele Transcript Bulletin and to each member of the governing body by posting the notice and agenda at least two days before on the Tooele County website and emailing them a link.

2. Pledge of Allegiance

The Pledge of Allegiance led by Bucky Whitehouse- EOC Director.

3. Roll Call

Council Member Roll call as follows:

Erik Stromberg: Present

Jared Hamner: Present

Tye Hoffmann: Present

Scott Wardle: Present

Kendall Thomas: Present

Also, present were Scott Broadhead- Attorney, Andy Welch- County Manager, Brittany Lopez- Assistant County Manager, and Nikki Rash- Chief Deputy Clerk.

Staff in attendance were Nathan Harris- Deputy Attorney, Alison McCoy- Auditor, Aspen Wimmer- Auditors Office, Mike Jensen- Treasurer, Rachelle Custer- Planning Director, Paul Wimmer- Sheriff, Wayne Anderton- Solid Waste Director, Bucky Whitehouse- EOC Director, Corey Bullock- Parks & Rec Director, Trish DuClos- Code Enforcement/ Planner, Jason Sparks- Facilitates Director,

Guests in attendance were Tim Gillie- Transcript Bulletin, Nick Patterson- Forsgren Associates, Chris Sloan- Tooele City, Derald Anderson- Tooele City, Curtis Beckstrom- Tooele City, Leland Hogan, Bill Hogan, Matt Hogan, Doug Hogan, Laura Hogan, and Tiffany Hogan, all from South Rim.

4. Public Comments

No Public Comment

5. Recognitions, Presentations, & Informational Items

a. Solid Waste Study Update, Forsgren and Associates

Forsgren was contracted earlier this year to conduct a comprehensive study of the Solid Waste Department. While the study is still ongoing, they would like to provide an interim update to help us better understand some of the upcoming 2025 budget requests.

Wayne Anderton, Solid Waste Director, introduced Nick Patterson with Forsgren who gave the Council an high level overview of the Landfill Master Plan. He presented their findings on the fee analysis and made suggestions of where fees could be adjusted. He recommends standardizing load costs based on weight rather than cubic yards. He reviewed a 25 year master plan outlook and potential need for a transfer station. He also reviewed future projections with expected growth and briefly discussed the landfill access road, water at the landfill, and the need for a new scale house. Mr. Patterson advised that there are about 3 more months until the Master Plan is complete and stated he will be back to make a full presentation at that time. Council Member Scott Wardle asked about including the proposed new fees in the 2025 budget and stated he would like to see the full fee schedule proposal.

6. Minutes

a. September 17, 2024 Work-Budget and Business Meeting Minutes

Agenda Attachments

1. 09.17.2024.Work-Budget.Draft.pdf
2. 09.17.2024.Business.Draft.pdf

Council Member Kendall Thomas motioned to approve the September 17, 2024 Work-Budget and Business Meeting Minutes. Second by Council Member Erik Stromberg. All in favor. The motion passed.

7. Consent Agenda: Check Register

a. Check Register 9/19

Agenda Attachments

1. AP Check Reconciliation Register 9.19.2024.pdf

Council Member Erik Stromberg motioned to approve the Check Register dated 9/19. Second by Council Member Kendall Thomas. All in favor. The motion passed.

8. Consent Agenda: Contracts

a. Contract to Purchase Generator for the Tooele County Jail, Jason Sparks

The Tooele County Jail is in need of a back-up power generator in the event that the jail loses power to maintain security for the jail personnel. This generator is a sole source.

Agenda Attachments

1. Generation Systems Contract for Tooele Jail.pdf

Jason Sparks, Facilities Director, and Paul Wimmer, Sheriff, presented this item together. Sheriff Wimmer stated that they have an opportunity to purchase a used generator from another facility for \$181,000, rather than \$431,000 for a brand new one. Sheriff Wimmer stated his Department will defer purchasing a new vehicle in 2024 to help pay for \$60,000 of this cost. It will be a sole source purchase. Director Sparks stated the timeline for the used generator is 10 weeks vs. 40 weeks for new one.

Council Member Tye Hoffmann motioned to approve the sole source contract to purchase a generator for the Tooele County Jail. Second by Council Member Kendall Thomas. All in favor. The motion passed.

b. Contract with Strong Excavation to Build Phase III - Peak View Park at The Peak, Corey Bullock

Tooele County Parks and Recreation is seeking approval for a contract with Strong Excavation to construct phase III of the Peak master plan. Phase III includes Peak View Park, a new parking lot, and the initial phase of the walking path. Strong Excavation was selected as the contractor through a competitive bid process.

Agenda Attachments

1. Contract-Deseret Peak- Peak View Park at the Peak.pdf

Corey Bullock, Parks & Rec Director, presented this item as outlined above. Director Bullock stated the cost of this contract is \$4,572,286. The timeline will depend on weather, but he is expecting completion of Phase III by the end of May 2025.

Council Member Erik Stromberg motioned to approve the contract with Strong Excavation to build Phase III - Peak View Park at The Peak. Second by Council Member Scott Wardle. All in favor. The motion passed.

c. Hazardous Materials Response Study and Framework Agreement, Bucky Whitehouse

This agreement is between Tooele County and Hagerty Consulting, Inc. to develop a Hazardous Materials study for the County. Hagerty has worked on similar plans and initiatives supporting Tooele County in the past.

Agenda Attachments

1. Tooele County Hazardous Materials Assessment Letter Proposal (Final).pdf

Bucky Whitehouse, EOC Director, presented this item as outlined above. Director Whitehouse stated this study will allow the County to handle hazmat planning all the way to response. He advised that the Inland Port poses some challenges to hazmat planning. Council Member Tye Hoffmann asked if the Inland Port will help cover costs. Brittany Lopez, Assistant County Manager, stated several businesses are looking at coming into the Inland Port, but there are no adopted ordinances in place right now regarding hazmat zoning. Manager Whitehouse stated that by developing this Hazmat study, he is hoping to build continuity with local municipalities for hazmat management. Chairman Jared Hammer asked about restricted hazmat on the roads and the rail. Director Whitehouse stated this study will include transportation assessments. Council Member Scott Wardle stated that he wants the municipalities that will benefit from this study to pitch in on the cost.

Council Member Scott Wardle motioned to approve Hazardous Materials Response Study and Framework Agreement, with the understanding that reimbursement will be sought from local municipalities. Second by Council Member Erik Stromberg. All in favor. The motion passed.

d. Memorandum of Understanding with Sport Air Racing, Nathan Harris

This is a Memorandum of Understanding that is between Tooele County and Sport Air Racing to determine the levels of support for and the viability of holding an airshow and air race in Wendover, Utah.

Agenda Attachments

1. MOU - Tooele County and Air Show - 9-27-24 Changes and Terms of Reference.pdf

Nathan Harris, Deputy Attorney, presented this item. Attorney Harris stated this MOU was discussed previously, and the language has been changed to Council recommendations. Representatives from Sport Air Racing approve the changes, including removing proposed dates, adding the County Manager as an organizing task force member, and advertising must have County Manager approval. Chairman Jared Hamner stated he spoke to Utah Sports Commission and the idea of the Air Race is favorable. The mayor of West Wendover is also in favor of this.

Council Member Tye Hoffmann motioned to approve the Memorandum of Understanding with Sport Air Racing. Second by Council Member Kendall Thomas. All in favor. The motion passed.

9. Line-Item Transfers

a. Line Item Transfers

Community Development: Moving \$10,000 from operating supplies to the equipment line to purchase a scanner/printer.

Agenda Attachments

1. 2024-1001 Line-item transfer Comm Dev.pdf

Alison McCoy, Auditor, presented this item as outlined above.

Council Member Erik Stromberg motioned to approve Line Item Transfers. Second by Council Member Scott Wardle. All in favor. The motion passed.

10. Resolutions/Ordinances

a. Resolution 2024-25 - Amending (Increasing) the 2024 Budget, Alison McCoy - PUBLIC HEARING

Requested increases are as follows: General Fund by \$2,051 and the Tourism Fund by \$20,000

Agenda Attachments

1. Res 2024-25.pdf
2. Budget Increase Requests.pdf

Alison McCoy, Auditor, presented this item as outlined above. She advised there are 3 budget adjustments. Just over \$1,500 is for the County cleanup. A \$500 donation was received by Ensign Ranches. A calculation error of \$20,000 for Country Fan Fest is being corrected.

Council Member Tye Hoffmann motioned to open a Public Hearing. Second by Council Member Erik Stromberg. All in favor. The motion passed.

No comment.

Council Member Scott Wardle motioned to close the Public Hearing. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

Council Member Scott Wardle motioned to approve Resolution 2024-25. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

b. Resolution 2024-23 - Adding a Parking and Backing Policy to the County Personnel Policy, Brittany Lopez

This resolution amends Section 15, Vehicle Use, of the County Personnel Policy by adopting Section 15.12, Parking and Backing Policy. The new section has been developed by the County Manager in conjunction with the County's insurance trust to mitigate risk and receive discounts.

Agenda Attachments

1. Res 2024-23.pdf

Brittany Lopez, Assistant County Manager, presented this item as outlined above.

Council Member Kendall Thomas motioned to approve Resolution 2024-23. Second by Council Member Erik Stromberg. All in favor. The motion passed.

c. Resolution 2024-24 - Authorization for Signatories on the Bank Account Relating to the Jail, Michael Jensen

This resolution authorizes certain County employees to be signatories for the bank account relating to the jail.

Agenda Attachments

1. Res 2024-24.pdf

Mike Jensen, Treasurer, presented this item as outlined above. Treasurer Jensen advised that Zions Bank has asked that a new Resolution be adopted rather than using a signature card. He stated he worked with the Sheriff to gather the appropriate names for those who would have the authority to sign checks in the inmate account. Alison McCoy, Auditor, has requested that her name be added. Chairman Jared Hamner confirmed that as people leave, the signatory list will need to be updated.

Council Member Scott Wardle motioned to amend the Resolution to include Alison McCoy, Auditor, as a signatory. Second by Council Member Tye Hoffmann. All in favor. The motion

passed.

Council Member Erik Stromberg motioned to approve Resolution 2024-24 as amended. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

d. Ordinance 2024-09 - Rezoning 307.66 Acres North of Silver Avenue and Just West of South Rim Subdivisions From MU-40 and RR-5 to RR-1, Trish DuClos

Doug and Matt Hogan have requested a rezone of approximately 307.66 acres of land located north of Silver Avenue and just west of the South Rim subdivisions from MU-40 (Multiple-Use, 40-Acre Minimum Lot Size) and RR-5 (Rural Residential, Five-Acre Minimum Lot Size) to RR-1 (Rural Residential, One-Acre Minimum Lot Size). The Planning Commission voted to approve the requested zone change.

Agenda Attachments

1. Ord 2024-09.pdf
2. Ord 2024-09 - Planning and Zoning Paperwork.pdf

Trish DuClos, Code Enforcement/Planner, presented this item as outlined above. She advised this rezone will create 225 lots of the 307 acres. Each lot will have its own septic system and the Health Department will facilitate the septic systems. There is a traffic concern that at full build out the traffic will be impacted where SR-36 intersects with Silver Avenue. The curve of Grant Avenue could pose a visibility issue with the angle of the road. The proposed solution would be to either close off Grant Avenue or install a traffic light. Planning Director, Rachelle Custer, stated that unless UDOT identifies the issue as a safety project, the cost of installing a traffic light falls to the municipality. Council Member Scott Wardle asked about impact fees helping to cover cost. He also asked about a phasing plan and how many years are expected until full build out. The applicant, Doug Hogan, stated he is unsure of that timeline as they have not reached the subdivision phase yet. He stated it didn't make sense to go further in the conceptual plan until the rezone is approved. There was also discussion about existing lots and a concept map to avoid land-locking lots. Council Member Scott Wardle spoke more about the traffic study and Stockton City adding 200 more homes to the city.

Council Member Kendall Thomas motioned to approve Ordinance 2024-09. Second by Council Member Scott Wardle. All in favor. The motion passed.

e. Ordinance 2024-10 - Amending Sections 2-2 and Tables 15-5-3.2 and 16-4-3.4 of the Tooele County Land Use Ordinance Regarding Cottage Industries and Home Occupations, Trish DuClos

Planning Staff has identified some issues when processing home occupations and has recommended changes to clarify what type of home occupation is permitted or needs a conditional use permit. The Planning Commission made a favorable recommendation to enact these changes.

Agenda Attachments

1. Ord 2024-10.pdf
2. Ord 2024-10 - Planning and Zoning Paperwork.pdf

Trish DuClos, Code Enforcement/Planner, presented this item as outlined above. Council Member Erik Stromberg asked for clarification on table 15.

Council Member Erik Stromberg motioned to approve Ordinance 2024-10. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

f. Ordinance 2024-11 - Amending Chapter 4, Supplementary and Qualifying Regulations, of the Tooele County Land Use Ordinance, Trish DuClos

Planning Staff has identified needed updates to Chapter 4 of the Land Use Ordinance. Amendments include updated verbiage on lots having greater than a 30% slope, fixed language about animals and conditional use permits, and technical updates to remove references to the Department of Engineering. The Planning Commission made a favorable recommendation to enact these changes.

Agenda Attachments

1. Ord 2024-11.pdf
2. Ord 2024-11 - Planning and Zoning Paperwork.pdf

Trish DuClos, Code Enforcement/Planner, presented this item as outlined above.

Council Member Tye Hoffmann motioned to approve Ordinance 2024-11. Second by Council Member Scott Wardle. All in favor. The motion passed.

g. Ordinance 2024-12 - Amending Chapter 21, Wildland/Urban Interface Overlay Zone (WUI), of the Tooele County Land Use Ordinance, Trish DuClos

Planning Staff has identified needed updates to Chapter 21 of the Land Use Ordinance, including updated references to the County Code. The Planning Commission made a favorable recommendation to enact these changes.

Agenda Attachments

1. Ord 2024-12.pdf
2. Ord 2024-12 - Planning and Zoning Paperwork.pdf

Trish DuClos, Code Enforcement/Planner presented this item as outlined above.

Council Member Kendall Thomas motioned to approve Ordinance 2024-12. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

h. Ordinance 2024-13 - Amending Chapter 35, Subdivisions, of the Tooele County Land Use Ordinance, Trish DuClos

Planning Staff has identified needed changes to Chapter 35 of the Land Use Ordinance, including minor title changes to subsections as well as updated processes and timelines to reflect state code requirements. The Planning Commission made a favorable recommendation to enact these changes.

Agenda Attachments

1. Ord 2024-13.pdf
2. Ord 2024-13 - Planning and Zoning Paperwork.pdf

Trish DuClos, Code Enforcement/Planner, presented this item as outlined above.

Council Member Erik Stromberg motioned to approve Ordinance 2024-13. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

11. Council Update

Council Member Kendall Thomas stated that Darrin Cook's wife, Lori, passed away recently from cancer. Darrin works in the Facilities Department as an electrician. Council Member Kendall Thomas offered his condolences to the Cook family. He also spoke about Jerry Neil who was the Terra Fire Chief for 40 years. Jerry also recently passed away. He thanked Bucky Whitehouse, EOC Director, and Dan Walton, County Fire Chief, who both participated in Jerry's funeral.

Chairman Jared Hamner provided an update on upcoming Chamber of Commerce events.

12. Manager Update

No update

13. Manager Update: Ratifications

a. Contract between USLandGrid Professional Services and Tooele County

This is a contract between USLandGrid Professional Services and Tooele County for digitization and rectification of Greenbelt Soil Classification scanned images.

Agenda Attachments

1. Map Digitizing Contract USLandGrid.pdf

b. Renewal Contract between Westlaw and Tooele County

Agenda Attachments

1. Westlaw_West Order Form_2024-09-16.pdf

c. 3 MVA'S

Refund for motor vehicle

Agenda Attachments

1. 3 MVA'S.pdf

14. Adjournment - Closed Session if needed

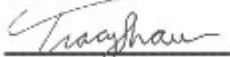
Adjourn at 8:17 pm .

Motion to adjourn at 8:17 pm made by Council Member Scott Wardle. Second by Council Tye Hoffmann. All in favor. The motion passed.

THE FOREGOING MINUTES ARE APPROVED:



Jared Hamner, County Council Chairman



Tracy Shaw, County Clerk



Tracy Shaw, County Clerk