

**Tooele City Council Work and Tooele City Redevelopment Agency (RDA)  
Work Meeting Minutes**

**Date:** Wednesday, May 4, 2022

**Time:** 5:30 p.m.

**Place:** Tooele City Hall, Council Chambers  
90 North Main Street, Tooele, Utah

**City Council Members Present:**

Justin Brady

Tony Graf

Ed Hansen, by phone

Maresa Manzione

Dave McCall

**City Employees Present:**

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Jim Bolser, Community Development Director

Paul Hansen, Tooele Engineer

Michelle Pitt, City Recorder

Darwin Cook, Parks and Recreation Director

Holly Potter, Deputy City Recorder

Minutes prepared by Michelle Pitt

**1. Open City Council Meeting**

Chairman Brady called the meeting to order at 5:30 p.m.

**2. Roll Call**

Tony Graf, Present by phone for part of the meeting

Ed Hansen, Present by phone

Justin Brady, Present

Maresa Manzione, Present

Dave McCall, Present

**3. Mayor's Report**

The City has several Certificates of Completion and Acceptance of Public Improvements for: Carvana, Green Rock Minor Subdivision, Overlake Estates 1L Phase 3, and England Ridge Detention Basin and Landscaping. The City has accepted these improvements, and the one-year warranty will now begin.

The one-year warranty has been completed and accepted for Legacy Apartments, Sunset Estates Phase 8, and Allen's Floor Coverings.

The Mayor was able to attend a meeting with Colonel "D" at the Tooele Army Depot with the Mayors of Grantsville City, Stockton City, Vernon, and a Councilman from Erda. They learned about what is done at the army depot and how they deal with ammunition. She learned about the operation, production, storage, surveillance, distribution, and demilitarization of ammunition. One of the things she was able to see and do while there was to go inside a bunker and participate in a controlled demilitarization detonation.

#### **4. Council Member's Report**

Council Member Manzione stated she attended Planning Commission meeting and mentioned that the Planning Commission is working on updating their bylaws. She attended a couple of staff meetings. She also attended the police department banquet. She expressed appreciation for the City police officers.

Council Member McCall stated he attended the Wasatch Front Council meeting and the Spring Training by the Utah League of Cities and Towns.

Council Member Graf stated he attended the training by the Utah League of Cities and Towns, the Library Board Meeting, Mondays with the Mayor, and is half-way through the Citizens Academy through the police department.

Council Member Hansen also attended the police banquet and expressed appreciation for the police officers.

Chairman Brady said he also attended Mondays with the Mayor where they talked about water conservation. He attended the Arbor Day event at the Dow James Park where six new trees were planted. He attended a clean-up event sponsored by Mountain West Medical, as a Council Member and as an employee of Mountain West Medical.

#### **5. Discussion Items**

##### **a. Multi-Family Residential Zoning Districts**

*Presented by Jim Bolser, Community Development Director*

Mr. Bolser stated that he was asked to create a new zoning district that would be in between the current smallest density multi-family zones and another between the two highest density zones. He prepared two examples for the Council, an MR-12 zone in both, a new MR-20 zone in one, and the existing MR-25 zone converted into an MR-20 zone in the other. There were questions from the Council about whether the City needed both the MR-20 and the MR-25. Mr. Bolser said that he provided both possible zones so that the Council could have those tools to work with, if they desired. Mr. Baker added that the Council could put parameters around the MR-25 so that it was only used when and where appropriate.



Mr. Bolser said that this proposed change included a housekeeping item in Table 2 to take out single car garages with single-family units.

The Council decided to bring back this matter with all five choices for further discussion.

**b. Right-of-Way Vacation Request** by Bavarian Properties, LLC for the Portion of 2000 North Located between SR-36 and Progress Way

*Presented by Jim Bolser, Community Development Director*

Mr. Bolser pointed out that this area is across from the hospital on the east side of SR-36. The property owner has submitted a letter to the City to see if the Council is willing to vacate the portion of 2000 North west of Progress Way. This area is currently not being used for anything beyond additional parking and access to LEC Cabinets. The right-of-way falls in to two subdivisions. The applicant has been working with the other property owner and says they are also agreeable to this vacation.

Mr. Baker stated that one reason not to vacate is if one of the landowners needs the access to their property. This is not the case in this instance.

**c. Resolution 2022-28** A Resolution of the Tooele City Council Approving a Lease Agreement with the Bit N' Spur Riding Club

*Presented by Roger Baker, City Attorney*

Mr. Baker said that the City has had a relationship with the Bit N' Spur Riding Club since 1946. This new agreement eliminates past difficulties and simplifies the conditions between the City and the Bit N' Spur. The Bit N' Spur will have exclusive use of the property and the City retains ownership of the property. This matter will be brought back to the Council in two weeks for a formal vote.

**d. Resolution 2022-29** A Resolution of the Tooele City Council Revising Its Policy on Payment Made in Lieu of Water Rights Conveyance

*Presented by Roger Baker, City Attorney*

Mr. Baker presented that in 1998 he brought an Ordinance to the Council that would require water rights to be conveyed as a condition of development so that the City had the water to provide to those developments. That Ordinance has been amended numerous times over the years. It now allows someone to pay a fee in lieu of conveying water rights. That is to be done by policy established by the Council. In 2007 the Council established a policy for a limited number of water rights to be available to non-residential developments at \$15,000 per acre foot. At that time, the amount was near the higher end of the market value for water rights. Now it is at the lower end. The Council has suggested that that rate should be raised, and in this Resolution it is proposed at a cost of \$35,000 per acre foot. If the lot is smaller, e.g., only ¼-acre, and does not require a full acre-foot of water rights, then the amount would be prorated to whatever fraction is required. This amount is not meant to be market competitive or to represent market value because the City wants to encourage others to buy water rights on the market rather than from the City, as explained in the Resolution recitals. The funds obtained from selling

water rights go towards developing more water rights, water expenses, and water source development.

The Council agreed to bring this matter back before them in two weeks at the proposed amount of \$35,000.

Council Member Graf joined the meeting at this point, at 6:10 p.m.

**e. Resolution 2022-30** A Resolution of the Tooele City Council Approving an Interlocal Agreement Between Tooele City and Tooele County for Solid Waste Disposal  
*Presented by Roger Baker, City Attorney*

Mr. Baker stated that Tooele County operates a landfill and refuse that is picked up from Tooele City is dumped at the landfill. The County assesses a per ton fee. The agreement formalizes that the fee will be \$40/ton with an escalator of no more than \$1.50 per ton per year. The agreement is for a 10-year term.

**f. Resolution 2022-31** A Resolution of the Tooele City Council Approving an Agreement with Tooele County for Dispatch Services for Fiscal Year 2022-2023  
*Presented by Adrian Day, Police Chief*

Chief Day stated that this matter would go before the Council at the next meeting for formal vote. The agreement is with Tooele County for a term of July 1, 2022 through June 30, 2023 for \$321,459.00 for dispatch services. The fee is based on population, incident numbers and traffic stops. Tooele City is the biggest agency in the County, and is charged the most. The amount has actually decreased from last year. One of the possible reasons that the amount decreased, is that citizens can now go online to make reports in non-emergency situations.

**g. Resolution 2022-35** A Resolution of the Tooele City Council Ratifying a Contract with VanCon Inc. for Construction of the 2022 Red Del Papa Park Well House and Waterline, Bid Schedule "A"-Well House  
*Presented by Paul Hansen, City Engineer*

AND

**h. Resolution 2022-36** A Resolution of the Tooele City Council Ratifying a Contract with Broken Arrow Inc. for Construction of the 2022 Red Del Papa Park Well House and Waterline, Bid Schedule "B"-Waterline  
*Presented by Paul Hansen, City Engineer*

Mr. Hansen presented Items G and H together. The City is developing an additional water source, with Schedule A for the wellhouse and Schedule B for the waterline. The Red Del Papa wellhouse was awarded to VanCon Inc. for \$1,033,000, plus \$51,650 contingency. Mr. Hansen explained that the reason for the contingency is that there may be supply issues.



Broken Arrow was the lowest responsive responsible bidder, at \$1,343,623.68, with \$66,200 contingency. Mr. Hansen said that the reason for the contingency is to help cover costs that may come up when working underground, in case they discover some issues that were never mapped. He added that if a contractor goes over the 5%, they show the cost escalation and the reason why and then the City would work with them to either approve it or make some other choice. The contingency allows the City to make a quick decision and to move forward without time constraints. This project should be done in the Fall.

**i. Resolution 2022-37** A Resolution of the Tooele City Council Ratifying a Contract with VanCon Inc. for Construction of the Berra Well 1 Million Gallon Reservoir  
*Presented by Paul Hansen, City Engineer*

Mr. Hansen stated that this is also a ratification of a contract. This construction project was put out to bid, and four bidders bid. VanCon was the lowest responsive responsible bidder at \$1,833,000 with a contingency of \$91,650. The intent is not to have to use the contingency amount, but it is in the City's benefit to have it if it becomes necessary. The wellhouse portion of this project has not yet been put out to bid.

**j. Resolution 2022-38** A Resolution of the Tooele City Council Ratifying a Contract with Broken Arrow Inc. for the 2022 Roadway Improvement Project  
*Presented by Paul Hansen, City Engineer*

Mr. Hansen said that this is Part 1 of the road improvement projects. This is reconstruction of Sunset and Oak Hill, and the entrance of the Deer Hollow subdivision. The City received three bids with Broken Arrow as the lowest responsive responsible bidder at \$809,541.40, with \$41,000 contingency.

**k. RDA Resolution 2022-04** A Resolution of the Redevelopment Agency of Tooele City, Utah Approving an Agreement with Cache Valley Electric for the Utah Avenue and Lodestone Way Intersection Signal Project  
*Presented by Paul Hansen, City Engineer*

Mr. Hansen said that this is a milestone project because this will be the City's first signalized intersection that the City will own and operate. All other signals are owned by the State. The project has been designed and placed out for bid. There are three components to the installation of this project: procurement of materials, installation of the structure, and roadway improvements. The City is requesting materials through UDOT because they cost less and we receive the parts sooner. Tonight, we are talking about the installation of the structure, which was been put out for bid. The City received two bids with the lowest responsive responsible bidder being Cache Valley Electric at \$82,430.23, plus \$4,100 for contingency. Easements are in place. Completion is scheduled for this summer.

Council Member Manzione stated she received a letter from a citizen in favor of roundabouts instead of lights being installed. Mr. Hansen stated that this area is better for a light rather than a

roundabout because it is at an entrance in to the depot which brings big trucks. It is difficult for big trucks to go through a roundabout.

**6. Closed Meeting**

*~Litigation, Property Acquisition, and/or Personnel*

**Council Member Manzione motioned to go in to a closed meeting.** Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Chair Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

The meeting closed at 6:32 p.m.

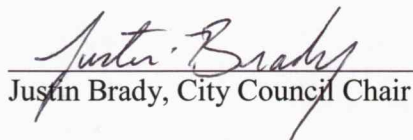
No minutes were taken during the closed meeting.

**7. Adjourn**

Chairman Brady adjourned the meeting at 6:55 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 18 day of May, 2022



Justin Brady, City Council Chair