

Tooele City Council & RDA Work Meeting Minutes

Date: Wednesday, September 21, 2022

Time: 5:30 p.m.

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

City Council Members Present:

Ed Hansen
Justin Brady
Maresa Manzione
David McCall
Tony Graf

Planning Commission Members Present:

Chris Sloan

City Employees Present:

Mayor Debbie Winn
Jim Bolser, Community Development Director
Adrian Day, Police Department Chief
Roger Baker, City Attorney
Darwin Cook, Parks and Recreation Director
Jami Grandpre, Public Works Director
Holly Potter, Deputy City Recorder

City Employees Present:

Michelle Pitt, City Recorder
Shannon Wimmer, Finance Director

Minutes prepared by Katherin Yei

1. Open City Council Meeting

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

2. Roll Call

Ed Hansen, Present
Justin Brady, Present
Maresa Manzione, Present
David McCall, Present
Tony Graf, Present via phone at 5:34pm

3. Mayor's Report

Mayor Winn reported on Water School presented by the Prepare 60 Organization.

4. Council Member's Report

The Council Members reported on the events they attended during the week.

5. Discussion Items

A. Resolution 2022-71 a Resolution of the Tooele City Council Approving the Canyon Springs Annexation Agreement

Presented by Roger Baker, City Attorney

Mr. Baker presented the Canyon Springs Annexation Agreement. Before approving annexation, the City Council must consider and approve an annexation agreement. The annexation agreement covers the following: the zoning, clarifies that by approving the agreement is not vesting development rights, dwelling unit cap at 172, and the petitioner's obligations. The petitioner will make a \$250,000 cash contribution for Parks and Recreation fund not related to impact fees. As well as a \$250,000 contribution for affordable housing.

The Council asked the following questions:

This Resolution is to just approve the Annexation agreement?

What are the next steps after the Annexation agreement is approved?

What other entities are involved in the process?

Who is on the local Boundary Commission?

Mr. Baker addressed the Council. By approving this agreement now, the Council is not obligated to approve the annexation at a later date. It is a simple majority vote. If there are protests from an effected entity, the annexation goes to the Boundary Commission. State law says the Commission consists of County Council members, local Mayors, school district members, and is advised by the County Attorney's office. Generally speaking, anyone that collects taxes within Tooele City could be an effected entity.

The Council had a discussion on the donation for the affordable housing contribution.

They agree the contribution does come to the City and the funds will be used at their discretion.

Mr. Baker made a clarification. The legal language does allow the Council to receive the funds and use them at their discretion.

Mr. Schmidt addressed the Council. He asked if the annexation could also be voted on tonight. They have the best interest of the City and hope to see approval on this project. Mr. Baker responded that a vote on the annexation tonight would not be possible due to notice and hearing requirements, and completion of the Boundary Commission process.

If this is approved in the business meeting, it goes to the Boundary Commission next due to a petition.

B. Re-Inspection Fees

Presented by Roger Baker, City Attorney

Mr. Baker presented re-inspection fees. City code states that businesses must be inspected by the City Inspectors to make sure it is up to fire, building, and other codes. When they come back to reinspect and things are not fixed, it has been at the City's expense. Building code allows the City to charge a re-inspection fee which is listed as \$50 in the fee schedule. There is not a re-inspection fee in the fee schedule for business inspections. Jim Bolser, Community Development Director, and Matt McCoy, Fire Chief, will make a recommendation at a future meeting as to what the fee should be set at, with their justification. The practice has been that the first inspection, often two, is included in the \$40 business license application fee.

C. Reuse Water Plan

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented a Re-use Water Plan. Jones and DeMille finished their study of how to re-use the water with recommendations to the system. The study looks at the high users of the water through meter use. Four alternatives were evaluated to reuse the water including adding a 2-million-gallon water tank west of Desert Industries, the old Waste Water Treatment Plant, or outside the service area, and or upgrading the current pump stations. The costs are as follows: option one, \$13,921,000; option two, \$14,356,000, option three, \$18,404,000; and option 4, \$8,460,000.

The Council asked the following questions:

Why are the tanks proposed with the major cost difference?

How often does the pump go out?

Re-use water cannot cost more than what they are using for culinary water. How close are they to using it in a residential use?

Does re-use water have to be used only in the service area?

Do the High-school and new development have the option or required to use it? Is there a reason why they wouldn't?

Do they have to replace pipes or add infrastructure?

Is it costly to the City or participating party to use the irrigation?

Where does funding come from? Can we apply for grants?

Mr. Grandpre addressed the Council. With the tank system they will have service and can fix it within a couple of days. When a pump goes out, they have to replace it. The pump station has been sitting for 20 years and they are unsure of the condition of the pump station. Residential use is not far down the line. Once they have a pump going, they can tie into new development quick. There would be storage with million-gallons per day. The cost is the biggest part of where it would be initially used. Culinary water and re-use water are on two different systems. The developing party would have to participate in the cost if it is a new system. Once the connection is made within the City, anyone could potentially use it. The next step is to pursue one of the options. In order to apply for grants, they need some direction.

D. Pool Fees

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented updated pool fees. The updates are to entry fees, classes, and verbiage.

The Council had a discussion and asked questions on the following:

The Council would like to family night on Mondays kept with changes to make it work.

Do promotions have to be in the fee-schedule?

Why is the Military and family rates being raised?

Is the Balcony fee a new fee?

What is the lane rental is fee?

Mr. Cook addressed the Council's concerns. Monday night promotion is not being used. Promotions do not have to be in fee-schedule. They are clarifying what the balcony rental includes. Sometimes lane rental can be an issue, but they are hoping with the fee, that helps mitigate that. The pool has been receiving requests for private swim lessons. They have added an option for privates. The pool is opened to public during that time, but an instructor is available to teach during the time they sign up for.

Mayor Winn addressed the Council. There are many pools that charge a fee for non-residents. The library does have a fee and the golf-course does not. There are non-residents using the only local indoor-pool. The majority of complaints that they have received are from non-residents.

E. Resolution 2022-86 a Resolution of the Tooele City Council Approving an Agreement with Broken Arrow for the Construction of Park and Trail Facilities at England Acres Park

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented an agreement with Broken Arrow for the England Acres Park and trail facilities. It is a Park Impact fee project. \$310,000 in grant money will be allocated to this project. It runs from Droubay and Smelter to the sidewalk of 1000 North. There will be a 10-foot asphalt trail with other amenities including a dog park, resting area, and a playground. The playground is not a part of this contract. The plan is to have it completed by May 15th.

Mr. Baker addressed the Council. The facility will require an easement. They need to reserve the right as part of the contract to cancel that portion of the contract without penalty if the City is not able to acquire the easement.

6. Closed Meeting - Litigation, Property Acquisition, and/or Personnel

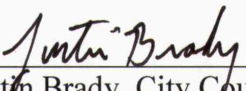
There was no closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:51 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 19 day of October, 2022


Justin Brady, City Council Chair