



Council Work Meeting Minutes

April 11, 2023
Council Chambers
05:30 PM

1. Call to Order

Chairman Jared Hamner called the Council Work Meeting to order at 05:30 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. Roll Call

Council Member roll call as follows:

Jared Hamner: Present

Kendall Thomas: Present

Scott Wardle: Present

Tye Hoffmann: Present

Erik Stromberg: Present

Also, present were Scott Broadhead, Attorney, Brittany Lopez, Assistant County Manager, and Tracy Shaw, Clerk.

Staff in attendance were Colin Winchester, Deputy Attorney, Alison McCoy, Auditor, Jake Parkinson, Assessor, Jerry Houghton, Recorder/Surveyor, Corey Bullock, Parks & Rec Director, Nikki Rash, Chief Deputy Clerk, Bucky Whitehouse, EOC Director, Scott Persons, IT Director, and Brian White, Chief Deputy Sheriff.

Guests in attendance were Tim Gillie, Transcript Bulletin, Jody Niemann, TTAB Board Chair, Andy Rasmussen, The Langdon Group, Ben Hart & other representatives of Utah Inland Port Authority and multiple residents of Tooele County.

3. Presentations

A. The Watersheds Council Act

The Langdon Group has been contracted by the Utah Division of Water Resources to assist in the implementation of the Utah Watersheds Councils Act, passed by the legislature in 2020. The Watersheds Councils Act provides for the organization of eleven local watershed councils across the state and a twelfth for the Great Salt Lake Watershed. The Langdon Group would like to share a brief presentation introducing the Act and discuss recommendations for participation in the West Desert Watershed Council.

Andy Rasmussen, Project Manager for Langdon Group presented. He gave a brief review of the Utah Watersheds Council Act and advised the State contract was given to the Langdon Group in 2021. He advised that Tooele will sit on the West Desert Water Council, and he asked the council to provide recommendations on names of those who would be appropriate members to appoint. He advised they are looking for representation from Agriculture, industry, Indian tribes, water suppliers, water planning and research institutions, water quality, fish and wildlife, water dependent habitat and environments, watershed management, mutual irrigation companies, and local sponsors of reclamation projects. Members must reside or work within the watershed or own or control the right to divert water within the watershed. The goal is to foster more coordination and sharing of funding sources between councils.

Council Member Kendall Thomas asked how many members are needed? Mr. Rasmussen

stated it is fluid, but the average is between 9-21. Jordan River Council has about 45 members which is the exception. He feels 11 would be ideal with each interest represented.

Council Member Scott Wardle asked how many names the Tooele County Council should submit. Mr. Rasmussen replied anywhere between 3-11.

Chairman Jared Hamner asked who the recommendations should be submitted to? Mr. Rasmussen replied the reports should go to him then he will share with the appropriate parties.

Council Member Tye Hoffmann asked what the timeline is? Mr. Rasmussen suggested May 1, to allow time to prepare for the first meeting in June.

4. Line-Item Transfers

A. Auditor - Community Development - Parks & Recreation

Auditor - Letter to UAC, for National Center for Public Land Counties.

Community Development - For funding for Tourism Master Plan.

Parks and Recreation – Deseret Peak Projects Trails and Transportation plan.

Agenda Attachments

1. 3 Line Item Adjustments.pdf

Alison McCoy, Auditor, stated the first line-item transfer was discussed in a previous meeting.

It is moving \$33,000 for the UAC for the Public Land Council into a restricted fund. These funds will stay with the county until UAC has a plan in place.

The second line-item transfer is \$65,000 for the Tourism Master Plan. The funds are being moved from salaries and wages line, which will limit the ability to hire two positions previously discussed.

The last line-item transfer is correcting an error. Some funds for Deseret Peak & Trails were accidentally put in the wrong line. Her office has corrected the error and moved the funds to the appropriate lines.

5. Resolutions/Ordinances

A. Amending (Increasing) the 2023 Budget, Alison McCoy

Resolution 08

Municipal Fund by \$200,000

Aging Fund by \$185,000

Agenda Attachments

1. Res 2023-08.pdf

Alison McCoy, Auditor, stated the first budget adjustment is for the Transportation Department and includes two new employees for the UTA program. UTA will cover this increase of \$185,000 which covers salaries, materials, travel, and training.

The next budget adjustment is for a CDBG \$200,000 grant that will pass through the County for the Housing Authority.

B. Consenting to the Creation of a Utah Inland Port Authority Project Area in Tooele County, Colin Winchester

Resolution 09

This resolution would give the Council's consent to creating a Utah Inland Port Authority Project Area in Tooele County which would create new employment opportunities, expand rail services, improve movement of materials in and out of western Utah, and better utilize railroad infrastructure which would reduce truck traffic and maximize regional transportation resources.

Agenda Attachments

1. Res 2023-09.pdf

Colin Winchester, Deputy Attorney presented this item. He stated this Resolution is just exploring the Utah Inland Port Authority and the options they can provide, this is not creating an inland port project area.

Ben Hart, Executive Director of Utah Inland Port Authority was invited to the podium to provide more information. He stated the Port Authority will not impose anything on the county; rather

they will listen to the council to ensure that county objectives are being met. He clarified that there will be two public comment opportunities for citizens prior to any inland port project areas being created. He reviewed the process stating that they set up a tax increment, which freezes property taxes in the project area, and new taxes are collected at a 75/25% split. Any new money is reinvested back into community. The county council can advise on how those funds should be reinvested or set aside. The effort is to remain in line with zoning and the objectives of the community.

He stated the focus and scope is to optimize logistics and infrastructure of the county. He ensured that any facilities built are size appropriate and will serve businesses in this region. The Inland Port Authority will work with landowners and developers to bring good business to the area. The goal is to help growth and sustainability and give opportunities for federal grant funds.

Council Member Kendall Thomas asked if the effort is to be inclusive of all affected stakeholders, why wasn't this brought to COG (Council of Governments) first? Mr. Hart spoke about and clarified the Salt Lake County lawsuit. An interlocal agreement was adopted between Salt Lake City and the Inland Port, which addressed many of the concerns. He advised that an Interlocal Agreement is an option for Tooele County as well. He stated that any administrative responsibility will fall to Utah Inland Port Authority. He advised statute states that the county council is the body that must pass the Resolution. COG can provide input, but the County Council makes the final decision.

Council Member Scott Wardle asked if the Inland Port Authority could help with spending money without a Resolution. Mr. Hart stated that the Inland Port Authority would not want to spend time and resources without a Resolution. He confirmed that the Inland Port Authority can help with GIS mapping of the project area and also confirmed that the Inland Port Authority does not have zoning power in the project areas.

Council Member Scott Wardle also asked about the public hearings. One would be held in the community but why not the second. Mr. Hart explained that the Inland Port Authority Board is stretched thin with how many places they need to be. He advised they will commit to one in person public hearing, but they cannot guarantee they will come back for the second.

Council Member Kendall Thomas asked about the 75/25% property tax split. Mr. Hart explained that it goes on for 25 years, but the county can request a quicker return through a PID.

Council Member Tye Hoffmann asked how many other counties are looking at Inland Port Authority? Mr. Hart replied that they have received interest from all 29 counties. They are actively working with Box Elder county. Tooele County makes sense because of the industrial base, the adjacency to Salt Lake City, and he feels the Inland Port can help with the growth concerns that Tooele County is experiencing. It is inefficient economically to send the majority of the citizens out of the county to work. The county needs to bring business here to support the growth.

Council Member Kendall Thomas wants the school district to be left harmless in the process, and he still feels that COG should be involved before passing a Resolution.

C. Authorizing the County Manager to Execute Documents Related to the Purchase of Real Property from South Rim, LC, Colin Winchester

Resolution 10

This resolution gives the County Manager authorization to sign all documents necessary to complete the purchase of approximately five acres of land abutting Silver Avenue from South Rim, LC.

Agenda Attachments

1. Res 2023-10.pdf

Colin Winchester, Deputy Attorney, stated that in the Council Meeting on May 2nd the Council will be approving or disapproving the purchase of property on Silver Avenue in Stockton to build a fire station. He stated the title company has asked for a Resolution to allow the County Manager to sign the closing documents.

6. Contracts

A. Inmate Food Service (Trinity Services Group) - Sheriff Paul Wimmer, Paul Wimmer

Our contract with Trinity Services Group for inmate food service has been amended to reflect an 8.2% increase effective April 1, 2023. This adjustment is expected to be accommodated within our budget, provided that the inmate population remains stable. As a result, the cost per meal will rise from \$1.98 to \$2.15. It is worth noting that we have allocated \$496,800 towards our food line item for the year 2023.

Agenda Attachments

1. Trinity 2023 Ammendment.pdf
2. Agenda Summary Trinity Services Ammendment 2023.pdf

Brian White, Chief Deputy Sheriff, standing in for Sheriff Wimmer for any questions Council may have regarding the Food Service and the Housing of Federal Inmate contracts, agenda items 6A and 6B. Council had no questions regarding either.

B. Housing Federal Inmates (United States Marshal Service)- Sheriff Paul Wimmer, Paul Wimmer

The US Marshal Service and a housing facility for federal inmates have updated their ongoing contract. Either party may cancel with 30-day notice. The new rates are \$85 per day and \$42 per transport, up from \$60 and \$20, respectively. These prices will remain for three years, and an increase may be requested thereafter. If significant cost increases occur, a request for an increase can be made before the three-year term. This agreement has been anticipated, and the County should consider it.

Agenda Attachments

1. agenda-summary-3-30-23.pdf
2. Latest Version Tooele Co. IGA February 2022 V.3 with 218.pdf

See item 6A.

C. Server Infrastructure Phase 1 - Storage Array(MicroAge and Dell) - Scott Persons

Information Technology is requesting approval to move forward with Server Infrastructure Phase 1 to replace our end-of-life, Tegile storage array. Support expired on March 22nd, 2023. We will be replacing our current storage array with the Dell PowerStore 3200. The PowerStore will be purchased through MicroAge, which holds the deal registration between Dell and Tooele County. Our current lead time from Dell is 5 days from receipt of the purchase order.

Agenda Attachments

1. StorageArray_Request.pdf

Alison McCoy, Auditor, stated this contract is for servers for the county IT department. The department went with a sole source bid due to specificity of equipment.

7. Discussion Items

A. Appointments & Membership on the Tooele Valley Mosquito District

Agenda Attachments

1. TVMAD.pdf

Council Member Erik Stromberg advised that Scott Stice will be removed from the Mosquito Abatement District and be replaced with Doyle Garrard, Lake Point City Council Member.

B. Tourism Tax Advisory Board Tabled Recommendations, Jody Niemann- Board Chair

The highlighted items in the attachment were tabled in the last Council meeting.

Agenda Attachments

1. Tourism Recommendation Spreadsheet.pdf

Jody Niemann, Chairperson for TTAB presented. The items that were tabled in the last Council Meeting were reviewed one by one.

Utah Motor Campus – the consensus is that Council Member Tye Hoffmann and Council Member Erik Stromberg will be meet with representatives of UMC to discuss this project.

James L. Bevan – the consensus is that this project is acceptable.

Old Grantsville Church – this is a privately owned building and is a gathering place for birthday parties, weddings, classes, theatre, etc. Council Member Tye Hoffmann feels that matching

funds from other parties should be required. Council Member Scott Wardle feels that this project is not tourism related. Tracking has been provided to show visitors from outside the county, and it has been confirmed that the building is on the historical registry.

Tooele Education Foundation – Council Member Tye Hoffmann had expressed his concern about the lack of tourism, however after discussions with the organizer, he feels better. Belinda Palmer, representing the group, stated they are looking to grow the event and plan to work with hotels and restaurants as they grow.

Stansbury Park – Jody Niemann stated this was tabled because the council wanted a 50/50 match.

Wendover Airport – this applicant requested \$60,000 for the parking lot, and TTAB recommended \$30,000. Council Member Tye Hoffmann recommends awarding them the full \$60,000 as there are projects and events at the airport that hinge on getting this parking lot fixed.

Ivie Acres Farm – Council Member Kendall Thomas questions the amounts claimed on visitation numbers. Sherrie Ivie, the applicant and owner of Ivie Acres Farm, stated they want to build a barn so the public can visit an indoor petting zoo. Council Member Kendall Thomas asked how large the barn will be. Sherrie replied 26x49. She described plans that they have for the farm. Tracy Shaw, Clerk, stated this business isn't fully licensed and suggests that council should consider that.

Otters and Others Zoo – Kristin Rasmussen, applicant and owner, stated she has had exotics since 2016 which are very rare and not found close to Utah. Council Member Tye Hoffmann asked what the capital project funds would be used for. The applicant replied it is for a greenhouse for monarch butterflies.

Tooele Valley Museum - Council Member Scott Wardle recommends the county award up to \$24,000 as that is a 50% match. Darwin Cook presented information to the council.

Clark Historic Farm – recommendations reviewed. Council Member Scott Wardle suggests a match up to \$10,000.

C. Purchase of 5 Acres of Property on Silver Ave. near Stockton, Alison McCoy

Tooele County is set to buy 5 acres of land from South Rim, LLC in the Stockton area of Utah. The proposed purchase price is \$280,000, and an additional \$32,000 will cover 2 acre-feet of water and connection to a culinary water system. The land faces north and fronts Silver Ave, and will be separated from a larger parcel identified as 06-024-0-0017. A public hearing is scheduled for May 2, 2023, and the deal cannot be finalized until after that date or 14 days after public disclosure.

Agenda Attachments

1. Purchase of 5 Acres.pdf

Alison McCoy, Auditor, stated the county code requires that the county publicly discloses details of this purchase.

8. Adjournment- Closed Session if needed

Motion to adjourn made by Council Member Tye Hoffmann, second by Jared Hamner. All in favor. The meeting adjourned at 06:55 PM