

## Tooele City Council Business Meeting Minutes

**Date:** Wednesday, August 16, 2023

**Time:** 7:00 p.m.

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

### **City Council Members Present:**

Ed Hansen

Maresa Manzione

Tony Graf

Dave McCall

Justin Brady

### **City Employees Present:**

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Roger Baker, City Attorney

Darwin Cook, Parks and Recreation Director

Paul Hansen, City Engineer

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

Minutes prepared by Katherin Yei

Chairman Brady called the meeting to order at 7:03 p.m.

### **1. Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Brady.

### **2. Roll Call**

Tony Graf, Present

Ed Hansen, Present

Maresa Manzione, Present

Dave McCall, Present

Justin Brady, Present

### **3. Mayor's Community Recognition Award**

Mayor Winn presented the Community Recognition award to the following:

Gwen Roberts

### **4. Public Comment Period**

The public hearing was opened. No one came forward. The public hearing was closed.

**5. Public Hearing & Motion on Ordinance 2023-33 An Ordinance of Tooele City Reassigning the Zoning for Approximately 2 Acres of Property Located at 602 West 3 O'clock Drive From MR-12 Multi-Family Residential to GC General Commercial**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented a zoning change for the property located at 602 West 3 O'clock Drive. It is zoned Multi-Family Residential. The applicant is requesting GC, General Commercial for a Holiday Oil. It was changed to Community Commercial Land designation. The Planning Commission heard this item and forwarded a positive recommendation, including the two-acre parcel located at the same location.

The public hearing was opened. No one came forward. The public hearing was closed.

**Council Member McCall motioned to approve Ordinance 2023-33 An Ordinance of Tooele City Reassigning the Zoning for Approximately 2 Acres of Property Located at 602 West 3 O'clock Drive From MR-12 Multi-Family Residential to GC General Commercial including the 2-acre parcel located near the subject property.** Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

**6. Public Hearing & Motion on Ordinance 2023-34 An Ordinance of Tooele City Reassigning the Zoning for Approximately 0.39 Acres of Property Located at 105 East 1000 North From RR-1 Residential to R1-7 Residential**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented a rezone for the property located at 105 East 1000 North. It is currently zoned RR-1 Residential, which requires 1 acre lots. They are requesting R1-7 Residential zone. The Land Use Map designation is MDR. The Planning Commission has heard this item and forwarded a positive recommendation.

The public hearing was opened. No one came forward. The public hearing was closed.

**Council Member Manzione Ordinance 2023-34 An Ordinance of Tooele City Reassigning the Zoning for Approximately 0.39 Acres of Property Located at 105 East 1000 North From RR-1 Residential to R1-7 Residential.** Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

**7. Public Hearing & Motion on Ordinance 2023-35 An Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 0.24 Acres of Property Located at 215 South 200 East from Medium Density Residential (MDR) to Mixed Use (MU)**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented a Land User Map amendment. Currently, there is an older structure that has been utilized as a dentist office. The zoning is R1-7, which is non-conforming. He would like to use it for commercial use and office space. It is currently MDR. Predesignating to Mixed-Use, the structure is better suited for commercial.

The Council asked the following:  
Is the property to the east owned by the same person?

Mr. Aagard addressed the Council's question. The owner does own the vacant property, home, and building.

The public hearing was opened. No one came forward. The public hearing was closed.

**Council Member Graf motioned to approve Ordinance 2023-35 An Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 0.24 Acres of Property Located at 215 South 200 East from Medium Density Residential (MDR) to Mixed Use (MU).** Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

#### **8. Public Hearing & Motion on Resolution 2023-70 A Resolution of the Tooele City Council Regarding Fees for Recycling**

*Presented by Shannon Wimmer, Finance Director*

Ms. Wimmer presented the fees for recycling program. A study has been conducted. The City was given two recommendations. They can increase the fee every year for 5 years or set a flat rate. Staff is recommending the flat rate of \$7.18. The City can reevaluate in 5 years. The program does allow citizens to discontinue the service if they choose. The city does fall in the first tier. Staff can evaluate if the program is decreasing at the same time they are re-evaluating fees.

The public hearing was opened. No one came forward. The public hearing was closed.

**Council Member Hansen motioned to approve Resolution 2023-70 A Resolution of the Tooele City Council Regarding Fees for Recycling.** Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

#### **9. Resolution 2023-67 A Resolution of the Tooele City Council Adopting the Proposed Tax Rate for Fiscal Year 2023-2024**

*Presented by Shannon Wimmer, Finance Director*

Ms. Wimmer presented the proposed tax rate. The public hearing was held August 2, 2023. Tooele City will be holding the rate from last year.

The Council specified the breakdown of the taxes, including the tort liability.

**Council Member McCall motioned to approve Resolution 2023-67 A Resolution of the Tooele City Council Adopting the Proposed Tax Rate for Fiscal Year 2023-2024.** Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, “Nay,” Council Member Graf, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

**10. Resolution 2023-68 A Resolution of the Tooele City Council Adopting the Final Budget for Tooele City for Fiscal Year 2023-2024**

*Presented by Shannon Wimmer, Finance Director*

Ms. Wimmer presented the final budget for Tooele City for fiscal year 2023-2024. The public hearing was held on August 2, 2023.

**10. Resolution 2023-68 A Resolution of the Tooele City Council Adopting the Final Budget for Tooele City for Fiscal Year 2023-2024**

Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

**11. Ordinance 2023-15 An Ordinance of Tooele City Amending Tooele City Code Section 1-6-4 to Include the Public Library as a City Administrative Department**

*Presented by Roger Baker, City Attorney*

Mr. Baker presented an amendment to section 1-6-4, including the public library as a City Administrative Department. This is a house keeping item. The list of administrative departments does not include the library. The amendment is to include it.

**11. Ordinance 2023-15 An Ordinance of Tooele City Amending Tooele City Code Section 1-6-4 to Include the Public Library as a City Administrative Department**

Council Member Graf motioned to approve Ordinance 2023-15 An Ordinance of Tooele City Amending Tooele City Code Section 1-6-4 to Include the Public Library as a City Administrative Department. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

**12. Resolution 2023-75 A Resolution of the Tooele City Council Ratifying an Agreement with Staker Parson Materials & Construction for Emergency Repairs to Main Street**

*Presented by Jamie Grandpre, Public Works Director*

Mr. Grandpre presented an agreement with Staker Parson Materials & Construction for the service line leak on Main Street. The original cost with Staker was closer to \$39,000. The final invoice is in the mount of \$4,1941.

Council Member Hansen motioned to approve Resolution 2023-75 A Resolution of the Tooele City Council Ratifying an Agreement with Staker Parson Materials & Construction for Emergency Repairs to Main Street. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

**13. Resolution 2023-60 A Resolution of the Tooele City Council Approving an Agreement with Peck Striping, Inc., for the 2023 Roadway Maintenance Project, Bid Schedule C, Pavement Marking and Striping**

*Presented by Jamie Grandpre, Public Works Director*

Mr. Grandpre presented an agreement with Peck Striping, Inc. for pavement markings and thermal plastic arrows in the amount of \$44,276 with a 5% contingency.

Council Member McCall motioned to approve Resolution 2023-60 A Resolution of the Tooele City Council Approving an Agreement with Peck Striping, Inc., for the 2023 Roadway Maintenance Project, Bid Schedule C, Pavement Marking and Striping. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

**14. Resolution 2023-72 A Resolution of the Tooele City Council Approving Change Order No. 4 to 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 to level out the sports field at England Acres Park. The contract is in the amount of \$100,000 coming from the park impact fees.

Council Member Manzione motioned to approve Resolution 2023-72 A Resolution of the Tooele City Council Approving Change Order No. 4 to an Agreement with Broken Arrow for the Construction of Park and Trail Facilities at England Acres Park. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

**15. Resolution 2023-71 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Public Works Department).**

*Presented by Michelle Pitt, City Recorder*

Ms. Pitt presented surplus items from the Public Works Department. Tooele City's purchasing policy states that when goods are deemed surplus, outdated or no longer needed by a department and are valued at \$100 or more, the purchasing agent will recommend the transfer of those items.

Staff is asking for those to be declared surplus. The items will be offered to other agencies and then the public. Items that have not sold will be recycled.

**Council Member Hansen motioned to approve Resolution 2023-71 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Public Works Department).** Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

**16. Resolution 2023-73 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Parks Department).**

*Presented by Michelle Pitt, City Recorder*

Ms. Pitt presented surplus items from the Parks Department. Tooele City's purchasing policy states that when goods are deemed surplus, outdated or no longer needed by a department and are valued at \$100 or more, the purchasing agent will recommend the transfer of those items. Staff is asking for those to be declared surplus. The items will be offered to other agencies and then the public. Items that have not sold will be recycled. The TTC would like the inverter for their learning center.

**Council Member Manzione motioned to approve Resolution 2023-73 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Parks Department).** Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

**17. Resolution 2023-74 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Information Technology Department)**

*Presented by Michelle Pitt, City Recorder*

Ms. Pitt presented surplus items from the I.T. Department. Tooele City's purchasing policy states that when goods are deemed surplus, outdated or no longer needed by a department and are valued at \$100 or more, the purchasing agent will recommend the transfer of those items. Staff is asking for those to be declared surplus. The items will be offered to other agencies and then the public. Items that have not sold will be recycled.

**Council Member Hansen motioned to approve Resolution 2023-74 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Information Technology Department).** Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

**18. Invoices & Purchase Orders**

There are no invoices to approve.

**19. Minutes**

There are no changes to the minutes.

**Council Member Hansen motioned to approve Minutes.** Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

**20. Adjourn**

Chairman Brady adjourned the meeting at 7:54pm.

*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 20<sup>th</sup> day of September, 2023

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Justin Brady, City Council Chair