

Tooele City Council Business Meeting Minutes

Date: Wednesday, September 20, 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

Dave McCall

Justin Brady

City Council Members Excused:

Tony Graf

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Matt Johnson, Deputy City Attorney

Kaycee Cruz, Deputy Finance Director

Holly Potter, Deputy City Recorder

Jamie Grandpre, Public Works Director

Paul Hansen, City Engineer

Darwin Cook, Parks and Recreation Director

Jared Stewart, Economic Development Director

Andrew Aagard, Community Development Director

Minutes prepared by Katherin Yei

Chairman Brady called the meeting to order at 7:08 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Brady

2. Roll Call

Ed Hansen, Present

Maresa Manzione, Present

Dave McCall, Present

Justin Brady, Present

Tony Graf, Excused

3. Mayor's Community Recognition Awards

Mayor Winn presented the Community Recognition award to the following:

Al and Bonnie

4. Dow James Memorial Presentation

Mayor Winn presented the Dow James Memorial monument. Dow James monument donors include the following: Geneva Rock, Tooele Valley and Tooele City Fire Department, Rocky Mountain Power, Tooele County, Andrew's Custom Concrete, Bit N' Spur, Christensen & Griffith, England Construction, Ensign Engineering, and Tate Mortuary & Cole Houghton Family.

5. Public Comment Period

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

6. Small Business Development Center Presentation

Presented by Jess Clifford, SBDC Director Tooele Region

Mr. Clifford presented the Small Business Development Center activity and impact report.

7. Public Hearing & Motion on Ordinance 2023-36 An Ordinance of Tooele City Amending Tooele City Code Section 7-16-4 Table 2: Table of Development Standards, for Maximum Building Heights in the Industrial Zoning District

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented an amendment to Tooele City Code section 7-16-4, Table 2 in regards to development standards for maximum building heights in the Industrial Zoning District. This request would affect businesses on the west side of the rail road tracks. The amendments include approval from the Fire Department before the Planning Commission can approve a conditional use permit.

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

Council Member Hansen motioned to approve Ordinance 2023-36 An Ordinance of Tooele City Amending Tooele City Code Section 7-16-4 Table 2: Table of Development Standards, for Maximum Building Heights in the Industrial Zoning District. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

8. Public Hearing & Motion on Ordinance 2023-38 An Ordinance of Tooele City Reassigning the Zoning for Approximately 0.24 Acres of Property Located at 215 South 200 East from R1-7 Residential to MU-G Mixed Use General

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the reassignment of the zoning located at 215 South 200 East from R1-7 Residential to MU-G, Mixed Use General. This is for an existing structure. To remove the legally non-conformity restrictions from the building, the owner has requested the rezone.

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

Council Member McCall motioned to approve Ordinance 2023-38 An Ordinance of Tooele City Reassigning the Zoning for Approximately 0.24 Acres of Property Located at 215 South 200 East from R1-7 Residential to MU G Mixed Use General. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

9. Resolution 2023-76 A Resolution of the Tooele City Council Approving an Agreement for Mutual Aid Fire Protection, Special Emergency Operations, and Wildland Fire Responses, Between Tooele County and Tooele City

Presented by Matt McCoy, Fire Chief

Chief McCoy presented an agreement for mutual aid fire protection, special emergency operations, and wildland fire responses between Tooele County and Tooele City.

Council Member Manzione motioned to approve Resolution 2023-76; A Resolution of the Tooele City Council Approving an Agreement for Mutual Aid Fire Protection, Special Emergency Operations, and Wildland Fire Responses, Between Tooele County and Tooele City. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

10. Resolution 2023-77 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Nuisance Civil Citation Appeal Fees

Presented by Chief Day

Chief Day presented an amendment to the Tooele City Fee Schedule regarding nuisance civil citation appeal fees with the lowest amount as \$25.

Council Member Hansen motioned to approve Resolution 2023-77 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Nuisance Civil Citation Appeal Fees. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

11. Resolution 2023-78 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Dow James Recreation Complex Use Fees

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented an amendment for the Tooele City Fee schedule regarding Dow James Recreation Complex use fees. Staff is asking to combine two fees in regards to non-profit reservations into one fee. The cost is \$15 per hour with a maximum amount of \$60 per day.

Council Member Manzione motioned to approve Resolution 2023-78; A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Dow James

Recreation Complex Use Fees. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

12. Resolution 2023-80 A Resolution of the Tooele City Council Approving an Agreement with American Chiller Mechanical Services for Chiller Replacement at Tooele City Hall
Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented an agreement with America Chiller Mechanical Services for Chiller Replacement at Tooele City Hall in the amount of \$134,500. They will begin the project in November when there is less demand on the chiller.

Council Member McCall motioned to approve Resolution 2023-80. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

13. Resolution 2023-81 A Resolution of the Tooele City Council Approving an Agreement with American Chiller Mechanical Services for Heating and Air Conditioning Equipment at the Tooele City Animal Shelter
Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented an agreement with America Chiller Mechanical Services for heating and air condition equipment at the Tooele City Animal Shelter in the amount of \$56,600. The unit is the wrong size for the building. The department will keep the unit being removed for future use elsewhere.

Council Member Hansen motioned to approve Resolution 2023-81; A Resolution of the Tooele City Council Approving an Agreement with American Chiller Mechanical Services for Heating and Air Conditioning Equipment at the Tooele City Animal Shelter. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

14. Resolution 2023-82 A Resolution of the Tooele City Council Approving an Agreement with American Chiller Mechanical Services for Heating and Air Conditioning Equipment at the Tooele City Parks & Recreation Department Office Building
Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented an agreement with American Chiller Mechanical Services for heating and air condition throughout the building at the Tooele City Parks & Recreation Department office building in the amount of \$278,550 from the general fund and the par tax.

Council Member Manzione motioned to approve Resolution 2023-82. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council

Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

15. Resolution 2023-79 A Resolution of the Tooele City Council Approving and Ratifying a General Consulting Agreement with WSRP Certified Public Accountants Regarding the City Financial Statements for FY23

Presented by Kaycee Cruz, Deputy Finance Director

Ms. Cruz presented an agreement with General Consulting Agreement with WSRP Certified Public Accountants Regarding the City Financial Statements for FY23 in the amount of \$43,000 including a single audit because the City still has ARPA funds.

Council Member Manzione motioned to approve Resolution 2023-79 A Resolution of the Tooele City Council Approving and Ratifying a General Consulting Agreement with WSRP Certified Public Accountants Regarding the City Financial Statements for FY23. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

16. Resolution 2023-83 A Resolution of the Tooele City Council Approving a Memorandum of Understanding with Tooele Technical College (TTECH) for its Small Business Development Center (SBDC)

Presented by Debbie Winn, Mayor

Mayor Winn presented a memorandum of understanding with Tooele Technical College to support the small business development center. This is a 5-year term. For this year it is \$15,000. The following 4 years will be \$20,000. The funds come from the RDA.

Council Member Hansen motioned to approve Resolution 2023-83 A Resolution of the Tooele City Council Approving a Memorandum of Understanding with Tooele Technical College (TTECH) for its Small Business Development Center (SBDC). Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

17. Resolution 2023-84 A Resolution of the Tooele City Council Approving an End User License Agreement with Adlumin Inc. for Computer Network Security

Presented by Chris Nielson, Information Technology Director

Mr. Nielson presented an agreement with Adlumin Inc. for computer network security in the amount of \$53,000 with a one-year contract. If this program works out, staff will extend the contract into multiple years.

Council Member McCall motioned to approve Resolution 2023-84 A Resolution of the Tooele City Council Approving an End User License Agreement with Adlumin Inc. for

Computer Network Security. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

18. Resolution 2023-85 A Resolution of the Tooele City Council Approving an Agreement with Nelson & Sons, Inc., for Well House Generator Concrete Pads and Associated Improvements and Conduits

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented an agreement with Nelson & Sons Inc. for nine well house generator concrete pads and associated improvement and conduits in the amount of \$182,521 with 5% contingency. This is the second step in getting the generators installed. The generator keeps the wells working if the power goes out.

Mayor Winn addressed the Council. Almost every well will have a generator now.

Council Member McCall motioned to approve Resolution 2023-85. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

19. Invoices & Purchase Orders

Ms. Potter presented the following invoices and purchase orders:

Ken Garff Ford for 2024 Ford F-250F2B Parks maintenance vehicle in the amount of \$47,761.74.

Ken Garff Ford for 2023 Ford F-250 building maintenance vehicle in the amount of \$50,625.

Council Member Hansen motioned to approve the invoices and purchase order. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

20. Minutes

Council Member Manzione requested a verbiage change to the business meeting minutes on page 3 in regards to the tax; replacing the word ‘They’ for ‘Tooele City.’

Council Member Manzione motioned to approve Minutes with the changes listed. 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.” The motion passed.

21. Adjourn

Chairman Brady adjourned the meeting at 8:13pm.

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 4th day of October, 2023

Justin Brady, City Council Chair