

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council will meet in a Business Meeting on Wednesday, July 19, 2023, at the hour of 7:00 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website www.utah.gov, the Tooele City Website www.tooelecitey.org, and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Michelle Pitt, City Recorder at (435)843-2111 or michellep@tooelecitey.org

We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://www.youtube.com/@tooelecitey> or by going to YouTube.com and searching "Tooele City Channel". If you are attending electronically and would like to submit a comment for the public comment period or for a public hearing item, please email cmpubliccomment@tooelecitey.org anytime up until the start of the meeting. Emails will be read at the designated points in the meeting.

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Mayor's Community Recognition Awards**
4. **Public Comment Period**
5. **Resolution 2023-58** A Resolution of the Tooele City Council Approving an Agreement with _____ for the 2023 Roadway Maintenance Project, Bid Schedule A, Slurry Seal Type II
Presented by Jamie Grandpre, Public Works Director
6. **Resolution 2023-59** A Resolution of the Tooele City Council Approving an Agreement with _____ for the 2023 Roadway Maintenance Project, Bid Schedule B, Light Weight Aggregate Chip Seal
Presented by Jamie Grandpre, Public Works Director
7. **Resolution 2023-60** A Resolution of the Tooele City Council Approving an Agreement with _____ for the 2023 Roadway Maintenance Project, Bid Schedule C, Pavement Marking and Striping
Presented by Jamie Grandpre, Public Works Director
8. **Resolution 2023-61** A Resolution of the Tooele City Council Approving Change Order #3 with Broken Arrow Inc. for the 2022 Seventh Street Road and Utility Improvement Project
Presented by Darwin Cook, Parks and Recreation Director
9. **Resolution 2023-62** A Resolution of the Tooele City Council Approving Change Order #4 with Broken Arrow Inc. for the 2022 Seventh Street Road and Utility Improvement Project
Presented by Darwin Cook, Parks and Recreation Director
10. **Invoices & Purchase Orders**
Presented by Michelle Pitt, City Recorder
11. **Minutes**

~ July 5, 2023, City Council Business Meeting

12. Adjourn

Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2111 or michellep@tooelecity.org, prior to the meeting.

TOOELE CITY CORPORATION

RESOLUTION 2023-58

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AN AGREEMENT WITH _____ FOR THE 2023 ROADWAY MAINTENANCE PROJECT, BID SCHEDULE A, SLURRY SEAL TYPE II.

WHEREAS, Tooele City has more than 220 lane miles of public roadway located within the City limits for which it has maintenance responsibility; and,

WHEREAS, a significant number of those roadways require maintenance in varying levels of effort in order to maintain reasonably safe and convenient public access and to extend the life of those roadways; and,

WHEREAS, the City receives State roadway assistance (Road “C”) funds together with additional funding from the State, which funds are to be used by the City for public roadway pavement maintenance and repair; and,

WHEREAS, the City Administration has accepted bids for the 2023 Roadway Maintenance Project in accordance with the procedures of §11-39-101 et seq. and §72-6-108, Utah Code Annotated, as amended; and,

WHEREAS, the project was bid with three separate bid schedules (A, B, and C) for the application of Slurry Seal Type II, Light Weight Aggregate Chip Seal, and Pavement Marking and Striping, respectively; and,

WHEREAS, the City reserved the right of awarding the three Bid Schedules either jointly, or separately, as in the best interest of the City and at the City’s sole discretion; and,

WHEREAS, _____ has submitted a cost proposal for 2023 Roadway Maintenance Project, Bid Schedule A, Slurry Seal Type II, of _____ Dollars (\$ _____), which is the lowest responsible responsive bid. A copy of the Bid Tabulation is attached as Exhibit A; and,

WHEREAS, the City Administration requests an additional appropriation of 5% in the amount of _____ Dollars (\$ _____) as contingency for change orders for changed conditions which may arise during the Project, as reviewed and approved by the Mayor:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that

1. the agreement attached as Exhibit B with _____, is hereby approved, in the amount of _____ Dollars (\$ _____), for completion of the 2023 Roadway Maintenance Project, Bid Schedule A, Slurry Seal Type II; and,
2. an additional _____ Dollars (\$ _____) contingency is hereby approved, which may be used for changed conditions, as reviewed and approved by the Mayor.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council
this _____ day of _____, 2023.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

EXHIBIT A

Bid Tabulation

EXHIBIT B

Agreement:

TOOELE CITY CORPORATION

RESOLUTION 2023-59

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AN AGREEMENT WITH _____ FOR THE 2023 ROADWAY MAINTENANCE PROJECT, BID SCHEDULE B, LIGHT WEIGHT AGGREGATE CHIP SEAL.

WHEREAS, Tooele City has more than 220 lane miles of public roadway located within the City limits for which it has maintenance responsibility; and,

WHEREAS, a significant number of those roadways require maintenance in varying levels of effort in order to maintain reasonably safe and convenient public access and to extend the life of those roadways; and,

WHEREAS, the City receives State roadway assistance (Road "C") funds together with additional funding from the State, which funds are to be used by the City for public roadway pavement maintenance and repair; and,

WHEREAS, the City Administration has accepted bids for the 2023 Roadway Maintenance Project in accordance with the procedures of §11-39-101 and §72-6-108, Utah Code Annotated, as amended; and,

WHEREAS, the project was bid with three separate bid schedules (A, B, and C) for the application of Slurry Seal Type II, Light Weight Aggregate Chip Seal, and Pavement Marking and Striping, respectively; and,

WHEREAS, the City reserved the right of awarding the three Bid Schedules either jointly, or separately, as in the best interest of the City and at the City's sole discretion; and,

WHEREAS, _____ has submitted a cost proposal for 2023 Roadway Maintenance Project, Bid Schedule B, Light Weight Aggregate Chip Seal of _____ Dollars (\$ _____), which is the lowest responsible responsive bid. A copy of the Bid Tabulation is attached as Exhibit A; and,

WHEREAS, the City Administration requests an additional appropriation of 5% in the amount of _____ Dollars (\$ _____) as contingency for change orders for changed conditions which may arise during the Project, as reviewed and approved by the Mayor:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that

1. the agreement attached as Exhibit B with _____, is hereby approved, in the amount of _____ Dollars (\$ _____), for completion of the 2023 Roadway Maintenance Project, Bid Schedule B, Light Weight Aggregate Chip Seal ; and,
2. an additional _____ Dollars (\$ _____) contingency is hereby approved, which may be used for changed conditions, as reviewed and approved by the Mayor.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council
this _____ day of _____, 2023.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

EXHIBIT A

Bid Tabulation

EXHIBIT B

Agreement:

TOOELE CITY CORPORATION

RESOLUTION 2023-60

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AN AGREEMENT WITH _____ FOR THE 2023 ROADWAY MAINTENANCE PROJECT, BID SCHEDULE C, PAVEMENT MARKING AND STRIPING.

WHEREAS, Tooele City has more than 220 lane miles of public roadway located within the City limits for which it has maintenance responsibility; and,

WHEREAS, a significant number of those roadways require maintenance in varying levels of effort in order to maintain reasonably safe and convenient public access and to extend the life of those roadways; and,

WHEREAS, the City receives State roadway assistance (Road "C") funds together with additional funding from the State, which funds are to be used by the City for public roadway pavement maintenance and repair; and,

WHEREAS, the City Administration has accepted bids for the 2023 Roadway Maintenance Project in accordance with the procedures of §11-39-101 and §72-6-108, Utah Code Annotated, as amended; and,

WHEREAS, the project was bid with three separate bid schedules (A, B, and C) for the application of Slurry Seal Type II, Light Weight Aggregate Chip Seal, and Pavement Marking and Striping, respectively; and,

WHEREAS, the City reserved the right of awarding the three Bid Schedules either jointly, or separately, as in the best interest of the City and at the City's sole discretion; and,

WHEREAS, _____ has submitted a cost proposal for 2023 Roadway Maintenance Project, Bid Schedule C, Pavement Marking and Striping of _____ Dollars (\$ _____), which is the lowest responsible responsive bid. A copy of the Bid Tabulation is attached as Exhibit A; and,

WHEREAS, the City Administration requests an additional appropriation of 5% in the amount of _____ Dollars (\$ _____) as contingency for change orders for changed conditions which may arise during the Project, as reviewed and approved by the Mayor:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that

1. the agreement attached as Exhibit B with _____, is hereby approved, in the amount of _____ Dollars (\$ _____), for completion of the 2023 Roadway Maintenance Project, Bid Schedule C, Pavement Marking and Striping; and,
2. an additional _____ Dollars (\$ _____) contingency is hereby approved, which may be used for changed conditions, as reviewed and approved by the Mayor.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council
this _____ day of _____, 2023.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

EXHIBIT A

Bid Tabulation

EXHIBIT B

Agreement:

TOOELE CITY CORPORATION

RESOLUTION 2023-61

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING CHANGE ORDER #3 WITH BROKEN ARROW INC. FOR THE 2022 SEVENTH STREET ROAD AND UTILITY IMPROVEMENT PROJECT.

WHEREAS, by Resolution 2022-38, on May 18, 2022, Tooele City retained Broken Arrow Inc. for completion of the 2022 Seventh Street Road and Utility Improvement Project; and,

WHEREAS, by Resolution 2022-64, on July 6, 2022, Tooele City issued Change Order No. 1 for the reconstruction of the existing parking lot, storm drain, and curb and gutter facilities at the new Parks Building; and,

WHEREAS, by Resolution 2023-51, on June 21, 2023, Tooele City issued Change Order No. 2 for additional utility conflict mitigation; and,

WHEREAS, Tooele City wishes to install an upgraded culinary water line for the new Parks Building and such line would be more ideally installed before completion of the other work already planned for the new Parks Building; and,

WHEREAS, Broken Arrow Inc. has submitted a cost proposal of Thirty-Nine Thousand Three Hundred Seventy Seven Dollars and Seventy-Nine cents (\$39,377.79). A copy of the cost proposal is attached as Exhibit A:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the City Council hereby approves a Contract Change Order (see Exhibit A) with Broken Arrow Inc. in the amount of Thirty-Nine Thousand Three Hundred Seventy Seven Dollars and Seventy-Nine cents (\$39,377.79) for installation of a upgraded culinary water line at the new Parks Building. The Contingency allowed in Resolution 2022-44 will remain in place to cover unanticipated conditions for both the original Project and the Parks Building Change Order.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this _____ day of _____, 2023.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

EXHIBIT A

Broken Arrow Inc. Cost Proposal / Change Order No. 3



CHANGE ORDER REQUEST FORM

Broken Arrow Inc.
 8960 Clinton Landing Road
 Lakepoint, Utah 84074
 Main Office: (801) 355-0527
 Fax Number: (801) 252-7501

Project Manager: Sonny Smith
 Contact Number: (435) 241-588

GENERAL CONTRACTOR

Date: June 26, 2023

TO:

Tooele City Corporation
 90 North Main Street
 Tooele, UT 84074

CHANGE DIRECTIVE NO. 3

Project: 2022 Seventh Street Road & Utility Improve
 JOB #: BC2216
 Address: 500 N. Seventh Street
 Start Date: September 29, 2022
 Finish Date: TBD

DESCRIPTION

This Change Order references additional work outside of the original contract agreement and/or adjusts items within the current contract agreement. The description includes the following:		
1.	ADD - 4-Inch Meter Vault Assembly Complete - Includes: Asphalt Saw Cutting, Asphalt Demo & Disposal, Excavation, Connection to Existing Waterline, Bedding/Base, 4" Meter Vault Installation (Meters Included), Backfilling, Road Base, & Asphalt Patching. (1 EA x \$39,377.79)	\$ 39,377.79
Total Amount:		\$ 39,377.79

COST AND DURATION SUMMARY

Original Contract Amount:	\$ 1,151,617.07	Summary of Orders	Amount	Contract Calendar Days
Previous Change Order(s):	\$ 174,801.50	Change Order No. 1	\$ 149,964.16	Revised Contract Calendar Days
This Change Order:	\$ 39,377.79	Change Order No. 2	\$ 24,837.34	Previous Finish Date
Adjusted Contract Amount:	\$ 1,365,796.36	Change Order No. 3	\$ 39,377.79	New Finish Date

CONTRACT SUMMARY:

Upon signature approval of this Change Order, the contract is hereby modified to include the changes specified herein, and this change order is hereby made a part of the titled contract. The work shall be performed and completed in accordance with the contract documents and the project schedule shall be adjusted as required to allow sufficient time to complete the additional work. Payment terms shall follow the contract agreement terms. This Change Order shall include labor and materials to complete the work as described. The terms and other provisions of the original agreement and/or purchase order which are not expressly changed above are to remain.

ACCEPTED BY:

 Broken Arrow Inc.

 Date

 Project Owner Representative

 Date

TOOELE CITY CORPORATION

RESOLUTION 2023-62

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING CHANGE ORDER #4 WITH BROKEN ARROW INC. FOR THE 2022 SEVENTH STREET ROAD AND UTILITY IMPROVEMENT PROJECT.

WHEREAS, by Resolution 2022-38, on May 18, 2022, Tooele City retained Broken Arrow Inc. for completion of the 2022 Seventh Street Road and Utility Improvement Project; and,

WHEREAS, by Resolution 2022-64, on July 6, 2022, Tooele City issued Change Order No. 1 for the reconstruction of the existing parking lot, storm drain, and curb and gutter facilities at the new Parks Building; and,

WHEREAS, by Resolution 2023-51, on June 21, 2023, Tooele City issued Change Order No. 2 for additional utility conflict mitigation; and,

WHEREAS, Tooele City wishes to install a storm water drainage sump in connection with the new Parks Building; and,

WHEREAS, Broken Arrow Inc. has submitted a cost proposal of Forty-Four Thousand Three Hundred Eighty-Nine Dollars and Sixteen cents (\$44,389.16). A copy of the cost proposal is attached as Exhibit A:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the City Council hereby approves a Contract Change Order (see Exhibit A) with Broken Arrow Inc. in the amount of Forty-Four Thousand Three Hundred Eighty-Nine Dollars and Sixteen cents (\$44,389.16) for installation of a upgraded culinary water line at the new Parks Building. The Contingency allowed in Resolution 2022-44 will remain in place to cover unanticipated conditions for both the original Project and the Parks Building Change Order.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this _____ day of _____, 2023.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

EXHIBIT A

Broken Arrow Inc. Cost Proposal / Change Order No. 4



CHANGE ORDER REQUEST FORM

Broken Arrow Inc.
 8960 Clinton Landing Road
 Lakepoint, Utah 84074
 Main Office: (801) 355-0527
 Fax Number: (801) 252-7501

Project Manager: Sonny Smith
 Contact Number: (435) 241-588

GENERAL CONTRACTOR

Date: July 14, 2023

TO:

Tooele City Corporation
 90 North Main Street
 Tooele, UT 84074

CHANGE DIRECTIVE NO. 4

Project: 2022 Seventh Street Road & Utility Improve
 JOB #: BC2216
 Address: 500 N. Seventh Street
 Start Date: September 29, 2022
 Finish Date: TBD

DESCRIPTION

This Change Order references additional work outside of the original contract agreement and/or adjusts items within the current contract agreement. The description includes the following:		
1.	ADD - Provide & Install Stormbrixx System (1 LS x \$31,533.05)	\$ 31,533.05
2.	ADD - 6-Inch Curb Wall (118 LF x \$52.26)	\$ 6,166.68
3.	ADD - Parking Lot Striping (1 LS x \$2,875.00)	\$ 2,875.00
4.	ADD - Provide & Install Street/Traffic Signs (3 EA x \$647.31)	\$ 1,941.93
5.	ADD - CQC Testing & Inspection (1 LS x \$747.50)	\$ 747.50
6.	ADD - Temporary Cover for Storm Drain Catch Basin (4 EA x \$375.00)	\$ 1,125.00
Total Amount:		\$ 44,389.16

COST AND DURATION SUMMARY

Original Contract Amount:	\$ 1,151,617.07	Summary of Orders	Amount	Contract Calendar Days
Previous Change Order(s):	\$ 214,179.29	Change Order No. 1	\$ 149,964.16	Revised Contract Calendar Days
This Change Order:	\$ 44,389.16	Change Order No. 2	\$ 24,837.34	Previous Finish Date
Adjusted Contract Amount:	\$ 1,365,796.36	Change Order No. 3	\$ 39,377.79	New Finish Date
		Change Order No. 4	\$ 44,389.16	

CONTRACT SUMMARY:

Upon signature approval of this Change Order, the contract is hereby modified to include the changes specified herein, and this change order is hereby made a part of the titled contract. The work shall be performed and completed in accordance with the contract documents and the project schedule shall be adjusted as required to allow sufficient time to complete the additional work. Payment terms shall follow the contract agreement terms. This Change Order shall include labor and materials to complete the work as described. The terms and other provisions of the original agreement and/or purchase order which are not expressly changed above are to remain.

ACCEPTED BY:

Broken Arrow Inc.

Date

Project Owner Representative

Date

**TOOELE CITY CORPORATION
FISCAL NOTE TO PROPOSED EXPENDITURE**

07/05/23

DESCRIPTION OF EXPENDITURE:

VENDOR: MOUNTAINLAND SUPPLY CO. V# 00440

200 TOUCHREAD METERS

REVENUE LINE ITEM:	ACCOUNT NUMBER	CURRENT BUDGET	RECEIPTS TO DATE	ADDITIONAL FUNDING	TOTAL FUNDING
					0.00

EXPENDITURE LINE ITEM	ACCOUNT NUMBER	ADJUSTED BUDGET	Y. T. D. EXPENSES	PROPOSED EXPENSE	BUDGET BALANCE
WATER METERS	151 5120 742510	300,000.00	0.00	39,472.50	260,527.50
TOTAL:				39,472.50	

REQUESTED *S. Wimmer*
DEPARTMENT HEAD

REVIEWED *S. Wimmer*
FINANCE DIRECTOR

APPROVED _____
MAYOR

APPROVED _____
COUNCIL CHAIRMAN



MOUNTAINLAND

SUPPLY COMPANY

MLOR MOUNTAINLAND SUPPLY COMPANY
 1505 West 130 South
 Orem, UT 84058
 801-224-6050
 Fax 801-224-6058



Quotation

EXPIRATION DATE	QUOTE NUMBER
08/31/2023	S105488174
REMIT TO: MLSC MOUNTAINLAND SUPPLY COMPANY PO Box 127 OREM, UT 84059-0127	PAGE NO.
	1 of 1

QUOTE TO:

TOOELE CITY CORP.
 90 N. MAIN
 TOOELE, UT 84074

VA00540

SHIP TO:

WATER DEPT. TOOELE CITY
 WATER DEPT.
 1015 S. COLEMAN
 TOOELE, UT 84074

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
17902			CHRIS SEAL	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
KELA DECOSTA	OT OUR TRUCK		06/27/2023	No
ORDER QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
200ea	SENSUS 520M SINGLE PORT SMPT RADIO PIT-SET WITH TRPL TOUCHCOUPLER INTERVAL DATA		197.363/ea	39472.50
<i>Back ordered</i>	<i>Fu 24</i>			
<i>* quote only - Do not pay -</i>				
Bid Total				39472.50

Bid Total does not include tax or freight. All prices herein supercede all prior quotes and are subject to change without prior notice. No guarantee is made as to the accuracy of the quantities listed. *** NOTE- All Special Order Material is Non-Returnable ***

Due to the impact of COVID-19 supply chain interruptions, trucking shortages, and resulting price increases, this pricing is based on material in stock at time of quotation. Please verify all quantities and part numbers prior to placing your order.

Tooele City Council Business Meeting Minutes

Date: Wednesday, July 5, 2023

Time: 7:00 p.m.

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

City Council Members Present:

Justin Brady
Ed Hansen
Maresa Manzione
Tony Graf

City Council Members Excused:

Dave McCall

City Employees Present:

Mayor Debbie Winn
Andrew Aagard, Community Development Director
Adrian Day, Police Department Chief
Roger Baker, City Attorney
Shannon Wimmer, Finance Director
Michelle Pitt, City Recorder
Holly Potter, Deputy City Recorder
Paul Hansen, City Engineer
Jared Stewart, Economic Development Director
Darwin Cook, Parks and Recreation Director

Minutes prepared by Katherin Yei

Chairman Brady called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Brady.

2. Roll Call

Tony Graf, Present
Ed Hansen, Present
Maresa Manzione, Present
Justin Brady, Present
Dave McCall, Excused

3. Public Comment Period

Chris Sloan thanked the City and staff for the wonderful Fourth of July activities.

4. Public Hearing & Motion on Ordinance 2023-29 An Ordinance of Tooele City Amending Table 1: Table of Uses in Chapter 7-16 of the Tooele City Code Regarding Accessory Dwellings Units Located Above the Ground Floor in the General Commercial Zoning District and Downtown Overlay District

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented an ordinance amendment for table 1: table of uses in Chapter 7-16 of the City Code. Currently, the code does allow accessory dwellings. In the General Commercial zone, it does allow them with a Conditional Use Permit. The overlay is to encourage economic development, allowing additional housing units. The Planning Commission did hear this item and forwarded a positive recommendation.

The Council asked the following questions:

Are they required to have parking?

Is it beneficial to include specifications for parking?

Mr. Aagard addressed the Council's questions. Residential areas are required to have parking.

Mr. Baker addressed the Council. The downtown overlay has been in place since 1998. Based on accepted planning theories regarding parking, which continue to be accepted, the City Council did not require minimum parking requirements for downtown business and dwellings, because various uses and businesses of the downtown areas have different peak parking hours, which tend to even out over the course of days and weeks, and also to incentive downtown living. The public hearing was opened. No one came forward. The public hearing was closed.

Council Member Hansen motioned to approve Ordinance 2023-29; An Ordinance of Tooele City Amending Table 1: Table of Uses in Chapter 7-16 of the Tooele City Code Regarding Accessory Dwellings Units Located Above the Ground Floor in the General Commercial Zoning District and Downtown Overlay District. Council Member Manzione seconded the motion. The vote was as follows: Council Member Brady, "Aye," Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye." The motion passed.

5. Resolution 2023-52 A Resolution of the Tooele City Council Authorizing Payment of a Fee In Lieu of Water Rights Conveyance for PH Utah Holdings, LLC

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented an application for payment of a fee-in-lieu of water rights for conveyance for PH Utah Holdings. They have reduced their outdoor irrigation numbers with the suggestion of staff to reanalyze the indoor water use as well. The actual request is 1.05 acre/feet for flex space use on Utah Avenue. The project does not have direct sales tax, but promotes business with the community.

Council Member Manzione motioned to approve Resolution 2023-52; A Resolution of the Tooele City Council Authorizing Payment of a Fee In Lieu of Water Rights Conveyance for

PH Utah Holdings, LLC with 1.05 acre-feet of water. Council Member Hansen seconded the motion. The vote was as follows: Council Member Brady, "Aye," Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye." The motion passed.

6. Resolution 2023-53 A Resolution of the Tooele City Council Authorizing Payment of a Fee In Lieu of Water Rights Conveyance for Christensen Griffith Construction (C&G Construction)

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a payment fee-in-lieu of water rights conveyance for Christensen Griffith Construction for a recreation center with a \$2.7 million investment in new construction. It will create jobs within the community. They are asking for 1.02 acre-feet water.

Council Member Graf motioned to approve Resolution 2023-48 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2022-2023. 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 Brady, "Aye." The motion passed.

7. Resolution 2023-55 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow, Inc., for the 2023 Southwest Drive Storm Drain Project

Presented by Paul Hansen, City Engineer

Mr. Hansen presented an agreement with Broken Arrow, Inc. for the storm drain project. The City Council enacted the storm drain fund helping the City elevate problem areas within the City. This project is for a storm drain on Southwest Drive. There are roadways and other improvements that are needed, but funding is not there yet. Broken Arrow came in with the lowest bid at the price of \$375,960.58 with a 5% contingency to be used as reviewed and approved by the Mayor.

Council Member Hansen motioned to approve Resolution 2023-55 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow, Inc., for the 2023 Southwest Drive Storm Drain Project. 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 Brady, "Aye." The motion passed.

8. Resolution 2023-56 A Resolution of the Tooele City Council Approving an Agreement with Achieve Contracting LLC for the Settlers Memorial Park Restrooms Project

Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook presented an agreement with achieve contracting LLC for a two-stall restroom at Settlers Park. The park receives a portal-potty there every year. The cost is \$247,650. Staff is proposing to use the money in the playground budget for Settlers to make up the remaining budget.

The Council shared concerns about having a security system to help deter vandalism and living quarters located around the restrooms.

Mr. Cook addressed the Council's concerns. Staff is hoping with the daycare and other businesses, kids and families will use the park more, changing the type of people in the area. They did not budget for security cameras, but they can go through their current contractor to do cameras around the bathroom. There are 3 parks that do not have restrooms.

The Mayor addressed the Council. There is \$90,000 in line item for the playground. Boys and girls club will be using this park frequently when they open the new facility.

Council Member Graf motioned to approve Resolution 2023-56; A Resolution of the Tooele City Council Approving an Agreement with Achieve Contracting LLC for the Settlers Memorial Park Restrooms Project and adding to what's previously mentioned, adding cameras to the project with allocating the funds needed. 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 Brady, "Aye." The motion passed.

9. Invoices & Purchase Orders

There are no invoices to approve.

10. Minutes

There are no changes to the minutes.

Council Member Manzione motioned to approve Minutes. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye." The motion passed. Council Member Brady abstained from voting.

11. Adjourn

Chairman Brady adjourned the meeting at 7:27 pm.

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 ____ day of July, 2023

Justin Brady, City Council Chair