

Tooele City Council Business Meeting Minutes

Date: Wednesday, June 5, 2024

Time: 7:00 p.m.

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

City Council Members Present:

Melodi Gochis

Justin Brady

Maresa Manzione

Ed Hansen

David McCall

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Loretta Herron, Deputy City Recorder

Roger Baker, City Attorney

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Darwin Cook, Parks and Recreation Director

Jamie Grandpre, Public Works Director

John Perez, Economic Development Director

Chase Randall, Library 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 Chairman Brady.

2. Roll Call

Melodi Gochis, Present

Justin Brady, Present

Maresa Manzione, Present

Ed Hansen, Present

Dave McCall, Present

3. Public Comment Period

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

4. Resolution 2024-47 A Resolution of the Tooele City Council Consenting Mayor Winn's Appointment of Chennelle Roth and Malcolm Walden to the Library Board of Directors

Presented by Chase Randall, Library Director

Mr. Randall presented the Mayor's appointment of Chennelle Roth and Malcolm Walden to the Library Board of Directors.

Council Member McCall motioned to approve Resolution 2024-47; A Resolution of the Tooele City Council Consenting Mayor Winn's Appointment of Chennelle Roth and Malcolm Walden to the Library Board of Directors. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

5. Library Annual Report

Presented by Chase Randall, Library Director

Mr. Randall presented the Library Annual Report. Inventory is done once a year near thanksgiving. The library has 50,599 items in the building. There have been 12,342 visits per month. There are 12,327 card holders. The library has filled 5 positions this last year.

6. Public Hearing and Motion on Ordinance 2024-18 An Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 16.7 Acres of Property Located at Approximately 55 West 3100 North from Medium Density Residential (MDR) to High Density Residential (HDR)

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a land use map amendment for the property located near 55 west 3100 north. Its current Land Use Designation is medium density residential. They are requesting High Density Residential for 16.7 acres. The Planning Commission recommends positive approval.

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

The Council asked the following questions:

When this is rezoned, can the Council put a condition that it has to be annexed into the North Tooele Special Service District?

The applicant shared their intent to join the North Tooele City Special Service District.

Mr. Baker addressed the Council. The Council has near absolute legislative discretion to approve or deny the Land Use Map amendment and zoning change. This would be the Council's only time to add a condition to the changes. Such conditions cannot be imposed at the subdivision or site plan approval phase.

Chairman Brady motioned to approve Ordinance 2024-18 with the condition that the applicant annexes into the North Tooele Special Service District. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Gochis, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

7. Public Hearing and Motion on Ordinance 2024-19 An Ordinance of Tooele City Reassigning the Zoning for Approximately 16.7 Acres of Property Located at Approximately 55 West 3100 North from GC General Commercial to MR-20 Multi-Family Residential

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a zoning amendment for the property located 55 west 3100 north. It is currently zoned GC, General Commercial. The applicant is requesting MR-20, Multi-family residential. The applicant is looking to do MR-17 in the 16.7 acres. The Planning Commission recommends approval. If this is rezoned, this satisfies two of the requirements for modern income housing.

Mr. Baker addressed the Council. There is a disconnect at the legislature between affordability and density. State policy requires increased densities, but increased density does not necessarily increase affordability. As the City moves forward with this development inside the North Tooele City Special Service District, it would be great to begin developing standards for the commercial areas, because currently there are none.

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

Council Member Manzione motioned to approve Ordinance 2024-19; An Ordinance of Tooele City Reassigning the Zoning for Approximately 16.7 Acres of Property Located at Approximately 55 West 3100 North from GC General Commercial to MR-20 Multi-Family Residential with the condition that the applicant annexes into the North Tooele Special Service District. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Gochis, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

8. State Funded Grant Previously Funded by VOCA (Victims of Crime Act)

Presented by Velynn Matson, City Court Victim Advocate

Ms. Matson presented the State funds for VOCA. They have been funded by the state program last year and were approved this year. VOCA has been able to provide extra funding for emergency funds.

9. Ordinance 2024-16 An Ordinance of Tooele City Amending Tooele City Code Section 6-3-3 Regarding Service Animal Licensing Fees

Presented by Adrian Day, Police Chief

Chief Day section 6-3-3 exempts Service Animal from paying the fees. A service dog does not require documentation or professional training. If it is deemed dangerous, they must pay the animal licensing fees. The fee is \$10 for a fixed fee and \$30 for a dog that is not fixed.

Mr. Baker addressed the Council. The Council could direct staff to remove the exemption all together, making all dogs equal when it comes to license fees.

Council Member Manzione motioned to approve Ordinance 2024-16 Regarding Service Animal Licensing Fees by striking the exemption for animal service fees. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

10. Ordinance 2024-17 An Ordinance of Tooele City Enacting Tooele City Code Section 10-2-8 Regarding Obstruction of Streets and Sidewalks

Presented by Adrian Day, Police Chief

Chief Day presented a City Code section 10-2-8 regarding obstruction of streets and sidewalks. The City can receive \$42,000 under the homeless shelter mitigation grant. The board needs ordinances on camping and restricting the transfer of money or goods on the highway. Utah State Code outlines these items. The intention is to protect the public.

The Council discussed adding additional streets and areas to the Ordinance.

Council Member Gochis motioned to approve Ordinance 2024-17; An Ordinance of Tooele City Enacting Tooele City Code Section 10-2-8 Regarding Obstruction of Streets and Sidewalks including 200 West and Tooele Boulevard. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

11. Resolution 2024-31 A Resolution of the Tooele City Council Renaming Tooele City's Downtown Alliance to Tooele City Historic Main Street Commission

Presented by John Perez, Economic Development Director

Mr. Perez presented the renaming of the Tooele City's Downtown Alliance to Tooele City Historic Main Street Commission.

The Council asked the following questions:
What are the boundaries?

Mayor Winn addressed the Council. The boundary is from Utah Avenue to 100 South, Main street, Vine Street, and Broadway.

Council Member Gochis motioned to approve Resolution 2024-31; A Resolution of the Tooele City Council Renaming Tooele City's Downtown Alliance to Tooele City Historic Main Street Commission. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

12. Resolution 2024-44 A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for U-Haul Moving and Storage

Presented by John Perez, Economic Development Director

Mr. Perez presented a payment of fee in lieu of water rights conveyance for U-Haul moving and storage. They have an estimated capital investment of \$20.8 million, providing two full time positions and four part-time positions. The applicant is requesting 3.8-acre feet.

This item was discussed in the work meeting.

Council Member McCall motioned to approve Resolution 2024-44; A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for U-Haul Moving and Storage. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

13. Resolution 2024-45 A Resolution of the Tooele City Council Accepting for Further Consideration the Annexation Petition of Howard Schmidt

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented an annexation petition of Howard Schmidt. This is to annex in 61 acres. The petition does not approve the annexation but accept the petition for further discussion and consideration.

This item was discussed in the work meeting.

Council Member Gochis motioned to approve Resolution 2024-45 A Resolution of the Tooele City Council Accepting for Further Consideration the Annexation Petition of Howard Schmidt. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

14. Condominium Plat Approval Request for Douglas Orthopedics Located at 2321 North 400 East in the GC General Commercial Zone on 2.2 Acres

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a condominium plat for the Douglas Orthopedics. It is zoned GC, General Commercial. The applicant would like to subdivide the building into five units. Mr. Douglas will maintain the main suite. The plat does establish the private ownership, parking lots, and landscape.

Council Member Manzione motioned to approve Condominium Plat Approval Request for Douglas Orthopedics Located at 2321 North 400 East in the GC General Commercial Zone on 2.2 Acres. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Gochis, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

15. Resolution 2024-46 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with J-U-B Engineers for Public Improvement Inspections

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented an agreement to be ratified with J-U-B Engineers for Public Improvement Inspections.

Council Member Hansen motioned to approve Resolution 2024-46 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with J-U-B Engineers for Public Improvement Inspections. Council Member Gochis seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Gochis, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

16. Resolution 2024-50 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow, Inc., for the 1000 North 100 East Intersection and Roadway Improvements

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented an agreement with Broken Arrow, Inc., for the 1000 North 100 East. This is road widening, storm and drain improvements. The bid is in the amount of \$284,550.07 with a contingency of \$14,000.

Council Member Gochis motioned to approve Resolution 2024-50 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow, Inc., for the 1000 North 100 East Intersection and Roadway Improvements. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Gochis, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

17. Resolution 2024-49 A Resolution of the Tooele City Council Approving an Agreement with SFT Concrete LLC for the 2024 Tooele Valley Museum Sidewalk Project

Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook presented an agreement with SFT concrete LLC for the installation of the sidewalk at the Tooele Valley Museum Sidewalk Project in the amount of \$35,800. This will better connect all areas of the museum.

Council Member Hansen motioned to approve Resolution 2024-49; A Resolution of the Tooele City Council Approving an Agreement with SFT Concrete LLC for the 2024 Tooele Valley Museum Sidewalk Project. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Gochis, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

18. Resolution 2024-48 A Resolution of the Tooele City Council Declaring Surplus Certain Technology-Related Equipment and Authorizing the City Purchasing Agent to Dispose of Surplus Personal Property

Presented by Michelle Pitt, City Recorder

Ms. Pitt requested the Council declare surplus a list of technology-related equipment and other goods from the police department. There is an itemized list attached to the resolution which includes old uniforms & coats, iPads, computer towers, laptops, phones, projectors, monitors, cameras and holsters. The items no longer have value to the police department, are not evidence in a criminal prosecution, and are not lost or mislaid property in the possession of the police department. The police department would like to donate the items first city-wide, then to outside agencies, and then dispose of what's left. If approved, the items would be declared surplus and the police department can then start to disperse or dispose of the items.

Council Member McCall motioned to approve Resolution 2024-48; A Resolution of the Tooele City Council Declaring Surplus Certain Technology-Related Equipment and Authorizing the City Purchasing Agent to Dispose of Surplus Personal Property. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Gochis, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

19. Invoices & Purchase Orders

Ms. Pitt presented the following invoices and purchase orders:

Black and McDonald for final building for England Acres Lighting in the amount of \$70,267.66.

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

20. Minutes

There are no changes to the minutes

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

21. Adjourn

Chairman Brady adjourned the meeting at 8:09pm.

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 19th day of June, 2024

Justin Brady, City Council Chair