

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council will meet in a Business Meeting on Wednesday, February 21, 2024, 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.gov, 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.gov.

*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.gov 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. **VOCA (Victims of Crime Act) State Funded Grant**
Presented by Velynn Matson, Tooele City Victim Advocate
6. **Resolution 2024-17** A Resolution of the Tooele City Council Acknowledging the Mayor's Appointment of Kelly Anderson to the Planning Commission as a Regular Commission Member
Presented by Debbie Winn, Mayor
7. **Public Hearing and Motion on Resolution 2024-18** A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2023-2024
Presented by Shannon Wimmer, Finance Director
8. **Public Hearing and Motion on Ordinance 2024-03** An Ordinance of Tooele City Amending Tooele City Code Sections 7-16-3, Table 1, Table of Uses and 7-1-5, Definitions, Regarding Accessory Vehicle Storage Yards Associated with Automobile Sales and Rental Businesses
Presented by Andrew Aagard, Community Development Director
9. **Invoices & Purchase Orders**
Presented by Michelle Pitt, City Recorder
10. **Minutes**
~February 7, 2024 Work Meeting
~February 7, 2024 Business Meeting
11. **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@tooelecitey.gov, prior to the meeting.

TOOELE CITY CORPORATION

RESOLUTION 2024-17

A RESOLUTION OF THE TOOELE CITY COUNCIL ACKNOWLEDGING THE MAYOR'S APPOINTMENT OF KELLEY ANDERSON TO THE PLANNING COMMISSION AS A REGULAR COMMISSION MEMBER.

WHEREAS, Tooele City Charter Section 5-01 and Tooele City Code §2-3-3 states that there shall be seven members of the Tooele City Planning Commission, three of whom shall be appointed by the City Council, and four of whom shall be appointed by the Mayor; and,

WHEREAS, pursuant to Tooele City Code §2-3-3, the City Council and Mayor may each appoint an alternate Planning Commission member, to act with full authority for an absent member; and,

WHEREAS, all appointments to the Planning Commission extend through December 31st of alternating odd-numbered years in order to preserve a balanced rotation of member terms (TCC §2-3-3); and,

WHEREAS, Melodi Gochis has resigned from her position as a regular member of the Planning Commission due to her election to the City Council, and Mayor Winn has appointed Kelley W. Anderson from his position as an alternate member of the Commission to a regular member of the Commission to replace Ms. Gochis and to fill her remaining term, ending December 31, 2025; and,

WHEREAS, it is desirable for the City Council to acknowledge the Mayor's appointments to the Planning Commission by resolution so as to maintain an accurate record of all Planning Commission appointments and terms; and,

WHEREAS, terms of the various members of the Planning Commission are shown in the table attached as Exhibit A:

NOW, THEREFORE, BE IT ADKNOWLEDGED BY THE TOOELE CITY COUNCIL that Mayor Debra E. Winn has appointed Kelley W. Anderson from his position as an alternate member of the Commission to a regular member of the Commission for the term indicated in the table in Exhibit A, below.

This Resolution shall take effect immediately by authority of the Tooele City Charter, without further publication.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ___ day of _____, 2024.

Exhibit A

Planning Commission Member	Term Begin Date	Term End Date	Date of First Appointment
Matt Robinson (Council)	12-06-2023	12-31-2027	05-19-2010 (alternate)
Melanie Hammer (Mayor)	12-06-2023	12-31-2027	01-01-2010 (alternate)
Tyson Hamilton (Mayor)	01-01-2022	12-31-2025	02-03-2018 (alternate)
Jon Proctor (Mayor)	12-06-2023	12-31-2027	09-07-2022
Chris Sloan (Council)	01-01-2022	12-31-2025	02-16-2011 (alternate)
Weston Jensen (Council)	01-01-2022	12-31-2025	01-20-2021 (alternate)
Kelley Anderson (Mayor)	02-21-2024	12-31-2025	12-06-2023 (alternate)
Allison Dunn (Alternate) (Council)	01-19-2022	12-31-2025	01-19-2022 (alternate)

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to form:

Roger Evans Baker, Tooele City Attorney

TOOELE CITY CORPORATION

RESOLUTION 2024-18

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING BUDGET AMENDMENTS FOR FISCAL YEAR 2023-2024.

WHEREAS, the City Council finds it necessary and prudent to re-open the 2023-2024 fiscal year budget to make amendments, pursuant to U.C.A. §§10-6-124-128, in order to more efficiently utilize funds to be received, said amendments being shown in the attached Exhibit A; and,

WHEREAS, the City Council convened a duly-noticed public hearing on February 21, 2024, pursuant to the requirements of U.C.A. §§10-6-113, -114:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the budget amendments for fiscal year 2023-2024 as shown on Exhibit A, which is attached hereto and made a part hereof, are hereby approved.

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

Passed this ____ day of _____, 2024.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING:

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Fiscal Approval:

Shannon Wimmer, Director of Finance

Approved as to Form:

Roger Evans Baker, City Attorney

Exhibit A

Budget Amendments

TOOELE CITY CORPORATION
BUDGET AMENDMENTS
FISCAL YEAR ENDING 06/30/2024

02/14/24
4:19 PM

	ACCT NUMBER			ACCOUNT NAME	CURRENT	AMENDMENT	AMENDED
STORM WATER FUND							
19	54	3870	000	MISCELLANEOUS REVENUE	0	(35,947)	(35,947)
	54	5400	731400	CITY PROJECTS	990,000	35,947	1,025,947
POLICE							
20	10	3690	000	MISCELLANEOUS REVENUE	(5,000)	(29,990)	(34,990)
	10	4211	610000	MISCELLANEOUS EQUIPMENT	51,800	29,990	81,790
AQUATIC CENTER							
21	10	3890	000	APPROPRIATION FUND BALANCE	(402,377)	(874)	(403,251)
	10	4562	483019	TSC SWIM CLUB	0	874	874
AQUATIC CENTER							
22	10	3830	000	CONTRIBUTIONS OTHER FUNDS	(18,780)	(10)	(18,790)
	10	4562	483019	TSC SWIM CLUB	874	10	884
NON-DEPARTMENTAL							
23	10	3890	000	APPROPRIATION FUND BALANCE	(403,251)	(15,000)	(418,251)
	10	4150	315001	INDEPENDENT AUDIT	90,000	15,000	105,000
REDEVELOPMENT AGENCY							
24	75	3890	000	APPROPRIATION FUND BALANCE	(1,144,719)	(400,000)	(1,544,719)
	75	4621	911041	TRANSFER TO 41 FUND	0	400,000	400,000
	41	3816	076	TRANSFER - RDA (75 FUND)	0	(400,000)	(400,000)
	41	4620	721018	FIRE STATION BUILDING #3	1,888,120	400,000	2,288,120
ATTORNEY							
25	10	3890	000	APPROPRIATION FUND BALANCE	(418,251)	(3,000)	(421,251)
	10	4145	211000	SUBSCRIPTIONS & MEMBERSHIPS	4,000	3,000	7,000
POLICE							
26	10	3340	125	UTAH STATE POLICE GRANTS	0	(15,700)	(15,700)
	10	4211	311000	PROFESSIONAL & TECHNICAL	11,000	15,700	26,700
POLICE							
27	10	3640	000	SALE OF FIXED ASSETS	(70,000)	(15,949)	(85,949)
	10	4211	748000	AUTOS & TRUCKS	312,872	15,949	328,821
CAPITAL PROJECTS							
28	40	3370	115	UT OFFICE OF OUTDOOR REC GRANT	0	(310,000)	(310,000)
	40	4512	732017	ENGLAND ACRES PHASE 2	2,110,000	310,000	2,420,000
CAPITAL PROJECTS							
29	41	3890	000	APPROPRIATION FROM FUND BALANCE	(4,992,553)	(3,000,000)	(7,992,553)
	41	4620	721018	FIRE STATION BUILDING #3	1,888,120	3,000,000	4,888,120

TOOELE CITY CORPORATION

ORDINANCE 2024-03

AN ORDINANCE OF TOOELE CITY AMENDING TOOELE CITY CODE SECTIONS 7-16-3, TABLE 1, TABLE OF USES AND 7-1-5, DEFINITIONS, REGARDING ACCESSORY VEHICLE STORAGE YARDS ASSOCIATED WITH AUTOMOBILE SALES AND RENTAL BUSINESSES.

WHEREAS, Utah Constitution, Article XI, Section 5 directly confers upon Utah's charter cities, including Tooele City, "the authority to exercise all powers relating to municipal affairs, and to adopt and enforce within its limits, local police, sanitary and similar regulations not in conflict with the general law"; and,

WHEREAS, Utah Code Section 10-8-84 enables Tooele City to "pass all ordinances and rules, and make all regulations ... as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city"; and,

WHEREAS, Tooele City Code Chapter 7-16-3, Table 1 is Tooele City's commercial land use regulation defining what and where specific uses may occur on commercial and industrial zoned property within Tooele City; and,

WHEREAS, Tooele City Code Section 7-1-5, Definitions, is Tooele City's ordinance that defines specific terms used throughout Title 7 of the Tooele City Code; and,

WHEREAS, Tooele City's Community Development staff have received feedback from some within the business community that there are needs to have temporary storage of automobiles awaiting title changes after repossession, claims processing from insurance companies after minor accidents, and in some cases vehicular repair before the vehicle can be sold; and,

WHEREAS, the Tooele City Community Development Director, at the request of the Tooele City Council, has evaluated how the City can effectively permit an Accessory Vehicle Storage Yard with an existing Automobile Sales and Rental Business and ensure that the storage yard remains ancillary and accessory to the sales and rental business; and,

WHEREAS, Tooele City Staff presented Exhibit A of the proposed ordinance amendments to the City Council during its January 17, 2024, public work meeting; and,

WHEREAS, On February 14, 2024, the Planning Commission convened a duly-noticed public hearing, accepted public comment, and voted to provide its recommendation to the City Council; and,

WHEREAS, On February 21, 2024, the City Council convened a public hearing,

considered the Planning Commission recommendation, and accepted public comment:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOEELE CITY COUNCIL that:

1. TCC Chapter 7-16-3, Table 1, Table of Uses and TCC Chapter 7-1-5, Definitions, is hereby amended as shown in Exhibit A, attached and incorporated; and,
2. this ordinance is necessary for the immediate preservation of peace, health, safety, and welfare of Tooele City and its residents and businesses by codifying specific screening measures and groundwater protection measures; and,
3. this ordinance may benefit the general public of Tooele City in that the addition of Accessory Vehicle Storage Yards in conjunction with Automobile Sales and Rental Businesses will provide greater ability and flexibility of automobile dealerships to maintain inventory and, conduct business and generate additional jobs; and,
4. this ordinance defines what temporary storage is and codifies specific requirements regarding the size of the storage yard in order to ensure the Automobile Sales and Rental Business remains first and foremost a sales and rental business and stays the dominant use for the property.

This Ordinance is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this ____ day of _____, 20__.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Pitt, City Recorder

S E A L

Approved as to Form:

Roger Baker, Tooele City Attorney

Exhibit A

Proposed Ordinance Amendments

7-16-3 Table 1 Table of Uses

Use	District								
	MU-B Mixed Use Broadway	MU-G Mixed Use General	NC Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	GC General Commercial	RC Regional Commercial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Development
Accessory Dwelling Unit (internal and attached: located above ground floor. See Table 2)	P	P	P	C/P <i>See Note 7</i>	C				
Accessory Dwelling Unit (detached: located on the same lot as primary structure. See Table 2)	P	P	P						
Accessory Outdoor Sales and Display Incidental to an Allowed Use (considered as a Conditional Use for a Use allowed in the District, see Note #4 and Table 2)				C	C	C	C	C	
Accessory Outside Storage (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)				C		C	C	C	
<u>Accessory Vehicle Storage Yard (only with Automobile Sales and Rental, see Note #8).</u>						<u>C</u>	<u>C</u>	<u>C</u>	

Notes:

8. Accessory Vehicle Storage Yards shall comply with the following requirements:

a. The vehicle storage area shall be enclosed by a 6 foot solid visual barrier fence composed of masonry, vinyl or metal.

b. The vehicle storage area shall be paved in either concrete or asphalt.

c. The vehicle storage area shall not occupy more than 20% of the automobile sales and rental property.

7-1-5 Definitions

Vehicle Storage – Public or private storage yard for the temporary storage of automobiles. This use is intended for the storage of automobiles, recreational vehicles, and trailers in a manner similar to or in combination with a Personal Storage Facility where no part extraction from the vehicles stored is permitted. Vehicle storage shall not include the storage of an individual vehicle on the residential property of owner of the vehicle that is incidental to the residential use of the property.

Accessory Vehicle Storage Yard – Private storage yard for the storage of automobiles for up to and not to exceed 120 days, in conjunction with and ancillary to an allowed automobile sales and rental business including, but not limited to, temporary storage of re-possessed vehicles, vehicles awaiting insurance claims and vehicles awaiting general maintenance or repair prior to being sold.

Exhibit B

Staff Report

STAFF REPORT

February 8, 2024

To: Tooele City Planning Commission
Business Date: February 14, 2024

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Accessory Vehicle Storage Yards – City Code Text Amendment Request

Applicant: Tooele City

Request: Request for approval of a City Code Text Amendment to Tooele City Code 7-16-3, Table 1, Table of Uses and Tooele City Code 7-1-5, Definitions regarding Accessory Vehicle Storage Yards. Amendments proposed by Tooele City.

BACKGROUND

Tooele City is proposing amendments to the Table of Commercial Uses in Tooele City Code 7-16-3, Table 1 and to Tooele City Code 7-1-5, Definitions, regarding the addition of Accessory Vehicle Storage Yards in association with and ancillary to an approved Automobile Sales and Rental Business.

ANALYSIS

Purpose. There are situations where an established Automobile Sales and Rental Business is need of temporary storage of vehicles in order to prepare a vehicle for sale. Vehicle Storage Yards are currently not permitted in any zone except for the Industrial zone. In order to better facilitate business activity, generate jobs and enable greater flexibility for established automobile dealerships in Tooele City, staff have proposed some amendments that will enable vehicle storage yards associated with an established business in the City’s industrial zoning districts.

Ordinances Affected. The following ordinances are those that will be affected by the proposed changes.

1. Title 7; Uniform Zoning Title of Tooele City, Chapter 7-16-3, Table 1, Table of Uses.

Proposed Changes. Staff is proposing the addition of a new commercial use to the table of uses. The new use is “Accessory Vehicle Storage Yard.” The proposed changes also include language that states “only with Automobile Sales and Rental” and then refers the reader to note #8. The addition of this language permits Accessory Vehicle Storage Yards to occur only in conjunction with an Automobile Sales and Rental Business. This use is not proposed to be permitted without a vehicle sales business as it must be accessory to or ancillary to automobile sales and rental. Therefore, this amendment does not authorize in any way shape or form a stand alone vehicle storage yard in the LI or IS zone. A stand alone storage yard is already permissible in the Industrial zoning district. If the Automobile Sales and Rental business goes away, so does the Accessory Vehicle Storage Yard.

The use is proposed to be a Conditional Use in the LI Light Industrial zone, the IS Industrial Service zone and the I Industrial zone, meaning, before an sales and rental business can utilize a portion of their site for an Accessory Vehicle Storage Yard they must first obtain a Conditional Use Permit from the Planning Commission.

The ordinance amendment also proposes to codify three standards for Accessory Vehicle Storage Yards.

1. The vehicle storage yard shall be enclosed by a 6 foot solid visual barrier fence composed of masonry, vinyl or metal. This requirement is established in the code to ensure proper screening of vehicles from adjacent property owners and from public roads and to also deter theft or criminal activities related to the stored vehicles.
2. The vehicle storage yard shall be paved in either concrete or asphalt. This is added to the code to protect against leakage from vehicles. Solid pavement prevents oils, fuels, antifreezes and other fluids that vehicles may leak from percolating into the soil and ultimately into ground water resources.
3. The vehicle storage yard shall not occupy more than 20% of the automobile sales and rental property. That is 1/5th. Not more than 1/5th of the property can be used specifically for the temporary storage of vehicles not being sold. This is included to ensure that the Automobile Sales and Rental business remains first and foremost a sales and rental business and does not become a vehicle storage yard. These Accessory Vehicle Storage Yards must remain accessory and ancillary to an established sales and rental business.

2. Title 7; Uniform Zoning Title of Tooele City, Chapter 7-1-5, Definitions.

Proposed Changes. Staff proposes the addition of “Accessory Vehicle Storage Yards” to the definitions section of the Tooele City code. The purpose of this code section is to set forth the City’s interpretation and determination of what a term means. This determination is then used when applying the City code. The proposed definition of an Accessory Vehicle Storage Yard, if approved, will be:

1. It limits the private storage yard to the storage of vehicles for not longer than 120 days or 4 months.
2. It must be in conjunction with or ancillary to an allowed Automobile Sales and Rental Business.
3. The yard may include storage of vehicles awaiting title clearances for re-possessioned vehicles, vehicles awaiting insurance claims and vehicles awaiting general maintenance or repair prior to being sold.

Criteria For Approval. The criteria for review and potential approval of a City Code Text Amendment request is found in Sections 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
 - (a) The effect of the proposed amendment on the character of the surrounding area.
 - (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
 - (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
 - (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
 - (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
 - (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the City Code Text Amendments request and has issued the following comment:

1. Staff's positions on the code amendments are included in the sections listed above. Staff is confident that the ordinance amendments are in the best interest of Tooele City in that the amendments provide Automobile Sales and Rental Businesses the opportunity to expand their services, provide additional services to the community and even increase the number of jobs.
2. Codifies vehicle storage standards and permits a sales and rental business to legally and property store vehicles on a temporary basis.

Engineering Review. The Tooele City Engineering Division has completed their review of the City Code Text Amendment request and has issued the following comment:

1. The Planning Commission and City Council should carefully weigh the proposed amendment to the City Code, consider the comments and input received from the public hearings to render a decision in the best interest of the community.

Noticing. The applicant has expressed their desire to amend the City Code and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a City Code Text Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application's impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application's impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Accessory Vehicle Storage Yard text amendment request by Tooele City for the purpose of revising the City Codes to permit Accessory Vehicle Storage Yards associated with Automobile Sales and Rental businesses, based on the following findings:”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Accessory Vehicle Storage Yard text amendment request by Tooele City for the purpose of revising the City Codes to permit Accessory Vehicle Storage Yards associated with Automobile Sales and Rental businesses, based on the following findings:”

1. List findings ...

Exhibit C

Planning Commission Minutes

**Tooele City Council and the Tooele City Redevelopment Agency
Work Meeting Minutes**

Date: Wednesday, February 7, 2024

Time: 6:30 p.m.

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

City Council Members Present:

Maresa Manzione

Melodi Gochis

Justin Brady

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

Jared Stewart, Economic Development Director

Darwin Cook, Parks and Recreation Director

Andrew Aagard, Community Development Director

Paul Hansen, City Engineer

Jamie Grandpre, Public Works Director

Chase Randall, Library Director

Shannon Wimmer, Finance Director

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairman Brady called the meeting to order at 6:31 p.m.

2. Roll Call

Maresa Manzione, Present

Melodi Gochis, Present

Justin Brady, Present

Ed Hansen, Present

David McCall, Present

3. Council Member's Report

The Council Members reported on the events they attended during the week.

4. Discussion Items

A. Resolution 2024-13 A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for Granite Credit Union

Mr. Stewart presented a payment of a fee in lieu of water rights conveyance for Granite Credit Union. The company is planning to purchase property near Home Depot. They are requesting .75-acre feet of water. Granite Credit Union will provide five full time jobs.

5. Closed Meeting - Litigation, Property Acquisition, and/or Personnel

There is no closed meeting.

6. Adjourn

Chairman Brady adjourned the meeting at 6:38 p.m.

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 February, 2024

Justin Brady, City Council Chair

Tooele City Council Business Meeting Minutes

Date: Wednesday, February 7, 2024

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

Melodi Gochis

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Loretta Herron, Deputy City Recorder

Roger Baker, City Attorney

Jared Stewart, Economic Development Director

Darwin Cook, Parks and Recreation Director

Andrew Aagard, Community Development Director

Paul Hansen, City Engineer

Jamie Grandpre, Public Works Director

Chase Randall, Library Director

Shannon Wimmer, Finance Director

Minutes prepared by Katherin Yei

Chairman Brady called the meeting to order at 7:01 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Brady.

2. Roll Call

Maresa Manzione, Present

Melodi Gochis, Present

Justin Brady, Present

Ed Hansen, Present

Dave McCall, Present

3. State of the City Address

Mayor Debbie Winn gave the State of the City Address.

4. Mayor's Youth Recognition Awards

Mayor Debbie Winn and Chief Day presented youth recognition awards to the following:
Emanuel Rozel
Gage Dusnup

5. Public Comment Period

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

6. Resolution 2024-11 A Resolution of the Tooele City Council Consenting to the Mayor's Appointment of Rebekka Peterson to the Tooele Valley Museum Advisory Board

Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook presented the Mayor's appointment of Rebekka Peterson to the Tooele Valley Museum Advisory Board.

Council Member Manzione motioned to approve Resolution 2024-11; A Resolution of the Tooele City Council Consenting to the Mayor's Appointment of Rebekka Peterson to the Tooele Valley Museum Advisory Board. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

7. Resolution 2024-12 A Resolution of the Tooele City Council Consenting to the Mayor's Appointment of Virginia Hooper to the Tooele City Tree Advisory Board

Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook presented the Mayor's appointment of Virginia Hooper to the Tooele City Tree Advisory Board.

Council Member McCall motioned to approve Resolution 2024-12; A Resolution of the Tooele City Council Consenting to the Mayor's Appointment of Virginia Hooper to the Tooele City Tree Advisory Board. Council Member Hall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

8. Resolution 2024-03 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for the Tooele City Public Library Regarding Faxing, Interlibrary Loans, and Book Replacement

Presented by Chase Randall, Library Director

Mr. Randall presented amendments to the fee schedule for the Tooele City Library. The changes include raising the interlibrary loan cost from \$3 to \$5, the attorney letter fee for patron not returning, damaging, broken, or destroyed items at \$30, and a fax service of \$0.50 per page.

The Council asked the following questions:
How often is the interlibrary loan used?

Mr. Randall addressed the Council's questions. They see the inter library used once or twice per month.

Council Member Hansen motioned to approve Resolution 2024-03; A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for the Tooele City Public Library Regarding Faxing, Interlibrary Loans, and Book Replacement. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

9. Resolution 2024-09 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with CMT Technical Services for Materials Testing Services Associated with Fire Station #3

Presented by Paul Hansen, City Engineer

Mr. Hansen presented a ratification agreement with CMT Technical Services for materials testing services for fire station #3. The cost in the proposal is \$68,017.

Council Member Gochis motioned to approve Resolution 2024-09; A Resolution of the Tooele City Council Approving and Ratifying an Agreement with CMT Technical Services for Materials Testing Services Associated with Fire Station #3. Council Member Manzione seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

10. Resolution 2024-14 A Resolution of the Tooele City Council Approving an Agreement with Ensign Engineering for Design of the 2400 North Roadway and Middle Canyon Channel Crossing, Adjacent to the New Deseret Peak High School

Presented by Paul Hansen, City Engineer

Mr. Hansen presented an agreement with Ensign Engineering for design of the 2400 North Roadway and the Middle Canyon Channel. The City was able to secure some additional funds for this project which will be turned over to Tooele School District. The cost is \$39,850 from the County funds.

Council Member Gochis motioned to approve Resolution 2024-14; A Resolution of the Tooele City Council Approving an Agreement with Ensign Engineering for Design of the 2400 North Roadway and Middle Canyon Channel Crossing, Adjacent to the New Deseret Peak High School. Council Member Hansen seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

11. Resolution 2024-10 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Public Infrastructure District

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented an amendment to the Tooele City Fee Schedule in regards to public infrastructure district. When the policy for infrastructure improvements was created, a fee was not included. The fee of \$1000 for the initial review of the letter of intent and a second fee of \$1000 when the governing documents are submitted will be added to the fee schedule.

Council Member Manzione motioned to approve Resolution 2024-10; A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Public Infrastructure District. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

12. Resolution 2024-13 A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for Granite Credit Union

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a payment of a fee in lieu of water rights conveyance for Granite Credit Union. The company is planning to purchase property near Home Depot. They are requesting .75-acre feet of water. Staff has calculated it for .35-acre feet of water, but would like to provide some space for the business if needed. Granite Credit Union will provide five full time jobs.

Council Member McCall motioned to approve Resolution 2024-13 A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for Granite Credit Union. Council Member Hansen seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

13. Resolution 2024-15 A Resolution of the Tooele City Council Approving an Agreement with Creative Signs and Graphics for Construction of a New Digital Sign at Veterans Memorial Park

Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook presented an agreement with Creative Signs and Graphics for construction of a new digital sign at Veteran's Memorial Park. The old sign has become unusable. This contract is in the amount of \$44,753.49.

Council Member Hansen motioned to approve Resolution 2024-15 A Resolution of the Tooele City Council Approving an Agreement with Creative Signs and Graphics for Construction of a New Digital Sign at Veterans Memorial Park. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

14. Resolution 2024-16 A Resolution of the Tooele City Council Approving an Agreement with SKM for SCADA System Upgrades at Various City Wells

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented an agreement with SKM for SCADA system upgrades at various city wells. The contract is in the amount of \$83,144 from the water department budget.

The City Council asked the following questions:

Cell modems were installed a few years ago. Are those not reliable?

When do staff anticipate when it will be done?

Is this system tied into Tooele County response?

Mr. Grandpre addressed the Council's questions. The system is all radio based. Staff would like to get it switched over to fiber in time. With continued construction, the radios have been taken over. Staff anticipates this project will be done by the end of next year. Their communication tower is now at the police station. This system is a stand-alone system.

Council Member McCall motioned to approve Resolution 2024-16; A Resolution of the Tooele City Council Approving an Agreement with SKM for SCADA System Upgrades at Various City Wells. Council Member Hansen seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

15. Invoices & Purchase Orders

Ms. Pitt presented the following invoices and purchase orders:

Lenslock for Police Department's body cameras in the amount of \$40,760.

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

16. Minutes

There are no changes to the minutes

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

17. Adjourn

Chairman Brady adjourned the meeting at 8:16pm.

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 February, 2024

Justin Brady, City Council Chair

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