

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, June 2, 2021

Time: 7:00 p.m.

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

City Council Members Present:

Tony Graf
Melodi Gochis
Ed Hansen
Justin Brady
Maresa Manzione

City Employees Present:

Mayor Debbie Winn
Jim Bolser, Community Development Director
Roger Baker, City Attorney
Shannon Wimmer, Finance Director
Darwin Cook, Parks and Recreation Director
Paul Hansen, Tooele Engineer
Michelle Pitt, City Recorder
Cylee Pressley, Deputy City Recorder

Minutes prepared by Katherin Yei

Chairwoman Gochis called the meeting to order at 7:03 p.m.

1. **Pledge of Allegiance**

The Pledge of Allegiance was Council Member Manzione.

2. **Roll Call**

Tony Graf, Present
Melodi Gochis, Present
Ed Hansen, Present
Justin Brady, Present
Maresa Manzione, Present

3. **Public Comment Period**

Mr. Cook stated he was thankful the City Council approved a bucket truck for the Parks department.

4. **Resolution 2021- 53 A Resolution of The Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Police Department)**
Presented by Michelle Pitt, City Recorder

Ms. Pitt stated the resolution is to declare the shotguns as surplus and allow the officers to purchase them from the City.

Council Member Graf asked if the short barrel is legal for a private entity
Captain Day stated a short barrel does require a permit.

Council Member Hansen motioned to approve resolution 2021-53. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

5. **Resolution 2021-60 A Resolution of The Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Kenworth)**
Presented by Michelle Pitt, City Recorder

Ms. Pitt stated the resolution is to dispose of the 1990 Kenworth dump truck, declare it surplus, and allow it to go to live auction.

Mayor Winn stated it was replaced with a new dump truck.

Council Member Brady motioned to approve Resolution 2021-60. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

6. **Resolution 2021-56 A Resolution of the Tooele City Council Approving & Ratifying a Release & Settlement Agreement with Zenith Tooele, LLC, Regarding Water Rights Credit Conveyance**
Presented by Roger Baker, Tooele City Attorney

Mr. Baker stated there was a conversation with the developer about how many water rights the developer has to provide for the development. He stated the City will accept 300 acre-feet of water rights for the development of 578 small high-density units and associated landscaping for Lexington Greens in Overlake. He stated resolution 2021-56 is for the approval and ratification of the agreement.

Council Member Manzione motioned to approve Resolution 2021-56. Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen,

“Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Chairwoman Gochis, “Aye.” The motion passed.

7. **Resolution 2021-63 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for Occupancy Bond Agreement Administrative Fees**
Presented by Roger Baker, Tooele City Attorney

Mr. Baker stated his office administers many bond agreements for public improvements and charges an administrative fee of \$250 to help the City recoup some of the costs. His office also administers bond agreements for certificates of occupancy. He stated Resolution 2021-63 is to raise the \$200 fee to \$250 for Occupancy Bonds. He stated the raise is to make the fee for both bonds the same and clear up any confusion and to avoid applicants paying \$50 too little or too much, requiring either asking for more money or issuing a refund. He stated that neither fee fully recovers the City's costs, but are reasonable fees.

Council Member Graf motioned to approve Resolution 2021-63. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Chairwoman Gochis, “Aye.” The motion passed.

8. **Resolution 2021-57 A Resolution of the Tooele City Council Approving a Contract with T.B. Construction for the 2021 Sidewalk Replacement Project**
Presented by Paul Hansen, Tooele City Engineer

Mr. Hansen stated Tooele City has several miles of sidewalk that needs repair. He stated three contractors returned bids, with T.B. Construction having the lowest relative cost. He stated the resolution is to award T.B. Construction for the projects and request to add an additional \$200,000 for use at the Mayor's decision.

Council Member Hansen asked how the contractors are going to put together the square feet cost of the sidewalks.

Mr. Hansen stated the contractors will take a block at a time and be given a mobilization cost of a \$100 if they do more than one block at a time so the contractors can use an entire load of concrete. He stated the City has more need than money; they will take the top 150 projects within the next year and fix those first.

Council Member Hansen asked about the \$500,000 in the account. Mayor Winn stated they don't know where the demand is yet; The City will start with \$200,000 for matching until they can figure out where the remaining money will be needed the most.

Chairman Gochis asked how the citizens ask for the matching funds.

Mr. Hansen stated the process will be brought forward July 1st.

Council Member Manzione motioned to approve Resolution 2021-57. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed.

9. **Resolution 2021-58 A Resolution of the Tooele City Council Approving a Contract with Beck Construction & Excavation, Inc., for the Smelter Road Sidewalk Improvement Project**

Presented by Paul Hansen, Tooele City Engineer

Mr. Hansen stated the section of road located on about 7th street and 500 north is very wide with an excess of 100 feet for students to cross. He stated the City put out for bids for the sidewalk addition, with Beck Construction & Excavation being the lowest of \$351,350, with 5% for field variations. He stated the request is to award the project to Beck Construction & Excavation.

Council Member Brady asked if this project is just going to be concrete.

Mr. Hansen stated the bid was originally for astro-turf and concrete but the cost came back staggering high. He stated the project will be just concrete for now.

Council Member Hansen motioned to approve Resolution 2021-58. Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed.

10. **Resolution 2021-59 A Resolution of the Tooele City Council Approving & Ratifying a Contract with American Pavement Preservation for the 2021 Roadway Slurry Seal Project- Part 2**

Presented by Paul Hansen, Tooele City Engineer

Mr. Hansen stated slurry seal is the least cost, most beneficial way to fix the roads. He stated the City put out a bid for 1.1 million square feet or about six miles for part one. He stated the City Council has approved additional funding for part two of the project. He stated the bid is for 2.2 million square feet, approximately 12 miles, to preserve roads including Tooele Boulevard, residential areas, the southeast part of Tooele, 900 South, etc. He stated these roads would require re-striping and painting of school markings. He stated they received three bids back with American Pavement Preservation being the most cost-effective and is requesting an additional 5% contingency for the project.

Council Member Brady motioned to approve Resolution 2021-59. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed.

11. **Subdivision Plat Amendment** Request for the Gateway Business Park Phase 1, 2nd Amendment, by Randy Hunt to Amend Lot 2 of the Existing Gateway Business Park Phase 1 Subdivision Located at Approximately 2400 North 470 East in the IS Industrial Service Zoning District on Approximately 2.1 acres.

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the Subdivision Plat Amendment is to take lot two of the existing property at the Gateway Business Park and split it into four lots to make additional properties for further development. He stated the existing zoning is a part of the IS Industrial Service zone. He stated the Planning Commission forwarded a unanimous positive recommendation to the City Council.

Council Member Manzione motioned to approve subdivision plat amendment.

Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed.

12. **Minutes:** May 19, 2021 Work & Business Meeting

No changes need to be made to the May 19th Minutes.

Council Member Brady motioned to approve the minutes from May 19. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed.

13. **Invoices**

Presented by Michelle Pitt, City Recorder

Ms. Pitt presented the following invoices to the Council for approval:

H& H Excavations & Concrete for \$32,319.70 to upsize a waterline from 6" to 8" in Settlement Acres.

Council Member Hansen motioned to approve invoices. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Chairwoman Gochis, “Aye.” The motion passed

14. Adjourn

Chairwoman Gochis adjourned the meeting at 7:39pm

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 16 day of June, 2021

Melodi Gochis, City Council Chairwoman