

## Tooele City Council Business Meeting Minutes

**Date:** Wednesday, February 15, 2023

**Time:** 7:00 p.m.

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

### **City Council Members Present:**

Ed Hansen, Via phone

Justin Brady

Maresa Manzione

Tony Graf

Dave McCall

### **City Employees Present:**

Mayor Debbie Winn

Jim Bolser, 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

Jamie Grandpre, Public Works Director

Paul Hansen, City Engineer

Jared Stewart, Economic Development 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**

Tony Graf, Present

Ed Hansen, Present via phone

Justin Brady, Present

Maresa Manzione, Present

Dave McCall, Present

### **3. Public Comment Period**

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

#### **4. Mayor's Community Recognition Award**

*Presented by Debbie Winn, Mayor*

Mayor Winn shared her recognition and appreciation of the first responders within the County that have aided in the recent tragedies. She shared her condolences for the families that have lost people recently.

#### **5. Tooele Technical College Student of the Year & Annual Update**

*Presented by President Paul Hacking*

Mr. Hacking presented the Tooele Technical College Student of the Year to Darek Darcy.

Mr. Darcy shared his story and impact from Tooele Technical College.

Mr. Hacking presented updates, initiatives, and future additions to the Technical College.

#### **6. Public Hearing & Motion on Ordinance 2023-05 An Ordinance of the Tooele City Council Amending the Standards and Qualifications of the Planned Unit Development Zoning Overlay for 86.7 Acres of Property Located in the Area Generally at Approximately 2000 North Copper Canyon Drive, Known as Western Acres**

*Presented by Jim Bolser, Community Development Director*

Mr. Bolser presented an amendment to an assigned PUD to the Western Acres development. The original PUD reassigned the zoning to MR-16 and R1-7. The Zoning Map Amendment was done through Ordinance 2020-50. Tooele PUD ordinance does not allow an increase in density, but only allows configuration changes. With the amendment, it requests to change the covered parking requirement as well as allow the use of vinyl siding as an allowed exterior building material. The Planning Commission has heard this item and forwarded a negative recommendation by a 6-1 vote.

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

Mr. DeCarlo addressed the Council. He shared an example piece of vinyl. The entire project would not be completely vinyl, but have some stone to break it up. They would like to make the product of value but affordable.

The Council had a discussion on the aesthetic of vinyl. These changes do not make the homes more "affordable". By making allowing the changes, it allows no limitations and too many options for applicants. Removing covered parking is an issue and can make a big difference for the home owner. Council Member Manzione, Council Member Graf, and Chairman Brady shared their disapproval for the removal of the PUD.

Mr. Carlo addressed the Council's concerns. These changes will allow the homes to be more affordable.

Mr. Adam addressed the City Code requirement of the 50% max on vinyl. D.R. Horton would move to make the concessions to match the code.

Mr. Bolser addressed the Council. One thing to keep in mind, is the original PUD was based on the design standards at that time. The Council would need to approve or deny something; even if it is removing the building materials callout from the PUD and going back to the basic City standards.

**Council Member Manzione motioned to deny Ordinance 2023-05 An Ordinance of the Tooele City Council Amending the Standards and Qualifications of the Planned Unit Development Zoning Overlay for 86.7 Acres of Property Located in the Area Generally at Approximately 2000 North Copper Canyon Drive, Knows as Western Acres.** Chairman Brady seconded the motion. The vote was as follows: Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

**7. Public Hearing & Motion on Ordinance 2023-09 An Ordinance of the Tooele City Council Vacating a Dedicated Right-of-Way Intended as a Walkway Path West From 630 East Street at Approximately 217 North**

*Presented by Jim Bolser, Community Development Director*

Mr. Bolser presented a dedicated right-of-way vacation. The right-of-way is for a walkway path. There is a pathway around 217 North along 630 East. The path is 10 feet wide and goes the length way of the neighboring properties. Both property owners, having 5 feet added to their property with this vacation, did not express concerns.

The Council asked the following:

Will there ever be a need to have a trail connect there?

Mr. Bolser addressed the Council. This is not a highly desirable connection to be maintained by the City. The statutory requirement comes from the state law. It states the public use was not intended for public purposes and developed. As well as no utility use or public purpose.

Mr. Baker addressed the Council. Those findings support the general requirements and should be a part of the motion.

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

**Council Member Manzione motioned to approve Ordinance 2023-09 An Ordinance of the Tooele City Council Vacating a Dedicated Right-of-Way Intended as a Walkway Path West From 630 East Street at Approximately 217 North based on the cause and findings found in the Ordinance itself.** Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

**8. Resolution 2023-12 A Resolution of the Tooele City Council Consenting to the Mayor's Appointment of Ken Spence and Rebekka Peterson to the Tooele City Historic Preservation Commission**

*Presented by Jared Stewart, Economic Development Director*

Mr. Stewart presented the Mayor's appointment of Ken Spence and Rebekka Peterson to the Tooele City Historic Preservation Commission.

**Council Member Graf motioned to approve Resolution 2023-12 A Resolution of the Tooele City Council Consenting to the Mayor's Appointment of Ken Spence and Rebekka Peterson to the Tooele City Historic Preservation Commission.** 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," Council Member McCall, "Aye." The motion passed.

**9. Resolution 2023-13 A Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for the Lot 2A Top Stop Subdivision**

*Presented by Jared Stewart, Economic Development Director*

Mr. Stewart presented an authorization payment of fee-in-lieu of water rights conveyance for Lot 2A of the Top Stop Subdivision. This is for 2-3 new retail structures. They are requesting 3.38 acre-feet of water. There is a two-year deadline on that water.

**Council Member Graf motioned to approve Resolution 2023-13 A Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for the Lot 2A Top Stop Subdivision.** 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," Council Member McCall, "Aye." The motion passed.

**10. Resolution 2023-14 A Resolution of the Tooele City Council Approving an Agreement with Waste Management of Utah, Inc.**

*Presented by Paul Hansen, City Engineer*

Mr. Hansen presented an agreement with Waste Management of Utah, Inc. The City is proposing a contract to obtain recycling services for the City's residential curbside collection. Staff provided a list of eight commodities that are recycled and a cost for waste that cannot be recyclable. Staff received numbers from Rocky Mountain Recycles and Waste Management. Staff is recommending the agreement with Waste Management. The contract is proposed to be written as a three-year contract. The City and the company have the option to extend 3 one-year times.

The Council asked the following questions:

If a citizen wants a new recycle bin, which company does it?

Mr. Hansen addressed the Council. Ace picks up both trash and recycling. Their contract ends in May.

**Council Member Graf motioned to approve Resolution 2023-14 A Resolution of the Tooele City Council Approving an Agreement with Waste Management of Utah, Inc.** Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

**11. Resolution 2023-15 A Resolution of the Tooele City Council Approving an Agreement with JSX, LLC for the Vine Street Sidewalk Improvement Project**

*Presented by Jamie Grandpre, Public Works Director*

Mr. Grandpre presented an agreement with JSX, LLC for the Vine Street sidewalk improvement project. This is located on the North side of Vine Street near 450 West. There is a grant through UDOT safe routes to school. The grant covered \$90,000. A portion of that was spent for other projects. The grant, Road C and storm drain funds will cover the program. The amount of the agreement is \$140,985.90. A power pole does need to be relocated. The City is working with Rocky Mountain Power.

Mr. Stewart addressed the Council. Grants typically have a deadline, but they can apply to extend it if needed.

Mr. Hansen addressed the Council. The contract is to be done by the end of July before school starts.

**Chairman Brady motioned to approve Resolution 2023-15.** Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

**12. Invoices & Purchase Orders**

Ms. Pitt presented the following invoices:

Weidner for bunker gear, gloves, hats, and boots for the Fire Department in the amount of \$32,245.50

Summit Energy for monthly gas service for Pratt Aquatic Center in the amount of \$94,369.42.

Rehrig Pacific Company for 702, 95-gallon garbage containers in the amount of \$47,076.64.

Christensen & Griffith for damage of the pavilion at the golf-course in the amount of \$35,233.

Nickerson Company for the Berra well in the amount of \$195,391.00.

**Council Member Manzione motioned to approve the invoices and purchase orders.**

Chairman 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," Council Member McCall, "Aye." The motion passed.

**13. Minutes**

There are no changes to the minutes.

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

**14. Adjourn**

Chairman Brady adjourned the meeting at 8:27pm.

*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 1<sup>st</sup> day of March, 2023

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Justin Brady, City Council Chair