

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

Date: Wednesday, August 2, 2023

Time: 5:30 p.m.

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

City Council Members Present:

Maresa Manzione

David McCall

Ed Hansen

Tony Graf, arrived at 5:40 pm

Justin Brady

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Roger Baker, City Attorney

Jared Stewart, Economic Development Director

Darwin Cook, Parks and Recreation Director

Paul Hansen, City Engineer

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairman Brady called the meeting to order at 5:30 p.m.

2. Roll Call

Maresa Manzione, Present

David McCall, Present

Tony Graf, Present

Ed Hansen, Present

Justin Brady, Present

3. Mayor's Report

Mayor Winn reported on the following:

Residents can qualify for the landscape incentive programs offered through Utah Water Savers.

4. Council Member's Report

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

5. Discussion Items

A. Code Amendment for Building Height Restrictions in the Industrial Zone

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented an amendment for height restrictions in the Industrial Zone. The proposed modification is for the maximum height restriction of 70 feet to 100 feet for select uses, including silos for non-flammable and non-hazardous materials. The staff suggests a Conditional Use Permit to provide proper safety and use.

The Council asked the following questions:

Was there a reason for having a maximum of 70 feet?

How does staff determine what is or is not flammable?

Mr. Stewart addressed the Council's questions. The reason for the maximum of 70 feet is because of safety and fire standards. Staff has not made a list for the flammable uses within the code.

Mayor Winn addressed the City Council. They reached out to neighboring businesses within the area and no one is opposed.

B. Roadway Reconstruction Update

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented updates with Kilgore and the 2023 Roadway Reconstruction project and water line replacements. On 920 South, a water line had been replaced and the road paved. 1220 South, they ran into issues and needed to change equipment. Lisa Way had a large amount of clay in use. Staff deciding to use grit as a fill. There has been a total of four change orders at this point. They are still in budget and in contingency.

The Council asked the following questions:

Have they made changes to keep developers ?? to make sure this does not happen in the future?

Is there an Ordinance to ensure quality in roads?

Mr. Grandpre addressed the Council. They are requiring developers to use A1-A. It is a better product.

C. Resolution 2023-37; A Resolution of the Tooele City Council Placing on the November 2023 Tooele City Election Ballot a Proposal to Amend the Tooele City Charter Regarding City Council Term Limits

Presented by Tony Graf, City Council Member

Council Member Graf presented a proposal of a term limit of 12 years. It would go in effect at the end of the year for all persons elected. If a Council member does reach 12 years, they take a

term break and can run again. This came about from citizens inquiring. The issue is allowing our voters to take care and given the opportunity.

The Council asked the following questions:

Why is there a term limit of 12 years and allowing them to run again?

Is there a reason why the Mayor is not included because that position is an elected position?

Chairman Brady, Council Member Manzione, and Council Member McCall discussed how the election process gives the people the decision to decide. The Council would like to see the public more involved in this process.

Chairman Brady shared his disagreement with how this item is being presented to the public.

Council Member Graf addressed questions and concerns from the Council. Through his research, this proposal is a great hybrid to many other jurisdictions. That can be added as an amendment. It is more consistent. An argument away from that is that the Mayor role is an administrative role versus a legislative roll. This action requires a super majority vote. The people don't trust politicians to see past their own policies. They could make a proposal to table this item to hear public feedback. They would like to educate the public and stay as objective as they can to their own positions.

Mr. Baker addressed the Council. The state does allow a third way with a Charter commission. From his understanding, the charter has created a unique process to amend the charter. It is different from the state process.

D. Resolution 2023-57 A Resolution of the Tooele City Council Placing on the November 2023 Tooele City Election Ballot a Proposal to Amend the Tooele City Charter Regarding the City Recorder

Presented by Tony Graf, City Council Member

Council Member Graf presented a proposal to amend the City Charter in regards to reappointing the City Recorder. None of the City Recorders in the State of Utah have to be re-appointed, or reside in the City they serve. The amendment is to remove those standards from the Charter, and to match State law.

The Council asked the following questions:

What changes were made to the charter in 2006?

How much time did it take to make the changes?

Do they do those changes in open meetings?

Council Member Manzione, Council Member Hansen, and Council Member McCall shared thoughts about creating a Charter Commission to review the entire charter and make changes all at once. As well as be in compliance with what the City is practicing.

Council Member Graf addressed the Council. They can only make this change during a municipal election. By doing this, it would push this item out to the 2025 election. The City should comply and be consistent with the rest of the state.

Mr. Baker addressed the Council. Many of the changes are house-keeping items and modernization. One of the main changes to the charter was selection of the Planning Commission. Another change was to eliminate the language that addressed the Attorney's term. At that time, the committee was the Council. They met over a six-month period.

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

There is a closed meeting to discuss litigation.

Council Member Manzione motioned for a closed meeting. Council Member McCall Seconded. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

The closed meeting began at 6:39 p.m.

Those in attendance were Mayor Debbie Winn, Council Member Manzione, Council Chairman Brady, Council Member McCall, Council Member Hansen, Council Member Graf, Michelle Pitt, Shannon Wimmer, Paul Hansen, Roger Baker, and Jared Stewart.

The closed meeting adjourned at 7:00 p.m.

7. Adjourn

Chairman Brady adjourned the meeting at 7:00 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 16th day of August, 2023

Justin Brady, City Council Chair