

**Tooele City Council
Work Session Meeting Minutes**

Date: Wednesday, January 20, 2021

Time: 5:30 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
Darwin Cook, Parks and Recreation Director
Roger Baker, City Attorney
Paul Hansen, City Engineer
Michelle Pitt, City Recorder
Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

Chairman Hansen called the meeting to order at 6:01 p.m.

1. Open City Council Meeting

2. Roll Call

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

3. Mayor's Report

Mayor Winn thanked the Council for moving funds to fund an assistance maintenance position. She let the Council know that she has moved the Assistant Parks Director to the administration department to run the social media and marketing side of the City. The assistant parks director

position will be removed and Ms. Sherwood will still be doing all the events and special event permits. GPS will be installed on all City vehicles and will be covered with current year budgets. The cost of the equipment is approximately \$15,000 and the install will be done by the shop mechanics. This will help tracking the vehicles for maintenance and help the fire chief track the fire trucks. The City has had two structure fires and she thanked the firefighters for their work. Lastly, the sales tax revenue unexpectedly increased in 2020, with an increase of first quarter by 19%, second quarter 35%, third quarter up 28% and the online sale tax revenue was up 131%.

4. Council Member's Reports

Council Member Gochis attended several meetings including the County Health Department. She gave information for covid vaccines. The Arts Council will be moving forward with the Fridays on Vine concert series. The performers that were booked for 2020 have been contacted for first option to the concert series. Fridays on Vine will be beginning June 4, 2021 and ending August 20, 2021. She made comments of appreciation for the National Inauguration and the ground breaking of Gold Crest Homes. There has been discussion with Sergeant Mike Terry with the Utah Department of Public Safety about the pilot of a juvenile justice program with the County and the Tooele County School District. The program will be funded with a grant.

Council Member Brady stated he attended the Planning Commission and has been in discussion with the Parks Department about a tree plan for the City.

Council Member Graf stated he attended several meetings including, the Gold Crest Home ribbon cutting, RDA meetings, and watched the inauguration. He shared his appreciation of the volunteer firefighters.

Council Member Manzione stated she attended the Gold Coast ribbon cutting and the Planning Commission meeting. She echoed the thoughts on the inauguration.

Chairman Hansen stated the Planning Commission did a great job. He stated he is on the board of SwitchPoint, which is looking into remodeling the Harris Elementary School. SwitchPoint has offered to give quarterly updates to the Council.

5. City Council/Redevelopment Agency Chair/Vice Chair Positions & Committee Assignment

The Council had a discussion about the Chair/Vice Chair positions and committee assignments. The Chair and Vice Chair decision would be voted on during the following meetings of business and RDA. Following are the additional assignments made;

City Council Chair - Council Member Gochis

City Council Vice Chair - Council Member Hansen
RDA Chair – Council Member Brady
RDA Vice Chair – Council Member Manzione
Planning Commission – Council Member Hansen and Council Member Manzione
Library Board – Council Member Graf
RDA Taxing Entity – Council Member Brady
Council of Governments – Council Member Gochis
Museum Advisory Board – Council Member Hansen
Employee Grievance Appeal Board – Council Member Gochis
Local Boundary Commission – Elected by the County Commission
Tooele City Special Service District – Council Member Manzione
Large Council Board – Council Member Graf, and Ms. Pitt will check the bylaws to see if the Chair can be on the Board
Communities that Care – Council Member Hansen
USU Board – Dictated by state appointment
Homeless Coordinating Committee – Council Member Hansen
Utah League of Cities and towns – Council Member Gochis
Pre-disaster mitigation Team – Council Member Hansen
Children Justice Center – Council Member Graf

The Mayor added that there are possible openings on the Wasatch Regional Council. Council Member Manzione stated she was interested in being appointed. Chairman Hansen stated he is happy to stay on the regional growth committee.

Council Member Brady stated that he was part of the affordable housing committee and he has been attending those. Mr. Bolser stated that is a continuing special interest group. Council Member Brady stated he was on a county senior committee. Mayor Winn stated she would check to see if those meetings are still being held.

6. Budget Calendar

Presented by Mayor Winn

Mayor Winn stated there is a tentative calendar for the budget for the Council in the packet. She asked the Council to set a date and time for a retreat, budget training. This will help establish goals and priorities for the budget. The date was set for February 6th, 1:30pm at City Hall.

7. Hawthorne House Estates Land Use Map Amendment for Approximately 7.36 Acres Located at 3 O'clock Drive and SR 36 (Main Street) From Medium Density Land Use Classification to the High Density Land Use Classification

Presented by Jim Bolser

Mr. Bolser stated the prior Council put a policy in place about a year and half ago, that there would no longer be acceptance or consideration of multi-family rezones, while a study was being

done on the water and sewer systems. At the time, there were five applications that had been submitted for such rezones that had not been considered yet. The Council asked the staff to see if the applicants would like to withdraw and be refunded their application fees or proceed through the process. This application is one of the five, and chose to withdraw. With the policy ending, this applicant refiled the rezone application. The property in question is on the west side of Main Street and straddles north and south of 3 O'clock Drive. Right now, the subject property in the General Plan is identified as Medium Density Residential which recommends the smaller single family zones. Should a Land Use Map amendment be approved, the area would be reassigned as proposed to the High Density Residential land use, which supports the multi-family zones. The current zoning on the property is commercial, with R1-7 Residential to the north and west, and less dense residential zoning to the east. Should the Land Use Map Amendment be approved, the applicant is proposing the MR-16 Multi-Family Residential zoning district. Mr. Bolser did show the Council a concept plan that was submitted with the original application a year and half ago. The new application has not had a concept plan submitted, but the applicant has stated intents similar to the original plan. The site plan shows 115 to 120 units.

Council Member Gochis asked about the elevation of the property and will it be multi-level? Mr. Bolser stated he has not seen elevations of the buildings, but based on the intent, the buildings would be two or three stories. Council Member Gochis asked if the residents will be contacted about the possible changes? Mr. Bolser stated that the residents will be contacted for public hearings with both the Zoning Map Amendment and the Land Use Map Amendment. The site plan review will not have that requirement. Council Member Brady asked what is the maximum number of units? Mr. Bolser stated with the MR-16, the plan shown should max them out. Council Member Brady stated he did like the concept plan and is not opposed to the plan.

Chairman Hansen asked about the process of the rezoning? Mr. Bolser stated that the General Plan which is the Land Use Map and then the Zoning Map would have to be revised.

The Council asked for the application to be moved forward.

8. Heating and Air Conditioning at the Teen Center

Presented by Darwin Cook

Mr. Cook stated this project is at Tooele City Teen Center on Seventh Street. It is a two story building and the Boys and Girls Group runs out of it, as well as other youth groups. It is an older building and there is a deficiency in the heating and air conditioning. The proposal is to have an investigation in updating the heating and air conditioning. The electrician has stated that the building is currently over taxed and the Federal Pacific Electrical Panels have been deemed unsafe and need to be removed. The first phase would be an electrical upgrade, with heating and air conditioning following. The electrical upgrade without the panel, is approximately \$20,000. The heating and air conditioning is estimated at approximately \$40,000 to \$50,000. The heating and air conditioning can be a PAR Tax expense.

Council member Gochis stated she likes to see the upgrades and the Boys and Girls Club are no that sole users of the buildings.

Council Member Brady asked about the condition of the building? Mr. Cook stated that the shell is good and it can be used for 20 years.

9. Filter Building Upgrades

Presented by Steve Evans

Mr. Evans stated he wanted to discuss the information from Aqua Engineering. It has been discussed with the Council about a \$2 million project, but that was an engineer's estimate. There is an old filter system and it is nearing the end of its life. This upgrade will have some impact fee eligibility with the increase in capability. The new filters will add flow capacity. With Aqua Engineering it will take 4 months and with the construction cost, is projected to be \$1.32 million to \$1.62 million. Of that \$540,00 will be impact fee eligible.

Council Member Gochis asked what the lifespan of the upgrade with the rapid pace of building? Mr. Evans stated that currently the plant is seeing about 2.2 million gallons a day in the plant and staff believes that this upgrade will be able to meet the capacity. Council Member Gochis asked about the timeframe? Mr. Evans stated he would like to have a resolution in two weeks.

Chairman Hansen asked if there is money to fund this? Mr. Evans stated that this is the second project and will delay some of the other projects, but there is budget for this.

10. Closed Meeting

The motion to close to closed meeting was made by Council Member Manzione. Seconded by Council Member Graf. The meeting moved to closed session at 6:43.

Closed Session attendees; Mayor Debbie Winn, Chairman Hansen, Council Member Gochis, Council Member Brady, Council Member Manzione, Council Member Graf, Roger Baker, City Attorney, Michelle Pitt, City Recorder, Darwin Cook, Parks Director, Steve Evans, Public Works Director, Paul Hansen, City Engineer, and Jim Bolser, Community Development Director.

The closed meeting was adjourned at 6:49pm.

11. Adjourn

Chairman Hansen adjourned the public meeting at 6:43pm.

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 3rd day of February, 2021

Melodi Gochis, Tooele City Council Chair