

**Tooele City Council
Work Session Meeting Minutes &
Redevelopment Agency**

Date: Wednesday, February 3, 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

Darwin Cook, Parks and Recreation Director

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Steve Evans, Public Works Director

Jared Stewart, Economic Development Coordinator

Michelle Pitt, City Recorder

Cylee Pressley, Deputy City Recorder

City Employees Excused:

Jim Bolser, Community Development Director

Minutes prepared by Kelly Odermott

Chairwoman Gochis called the meeting to order at 5:30 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 stated the City applied for a third quarter sales tax grant and was approved by the COG committee. The Tooele County Council approved the project for a sidewalk and road on Smelter Road between 7th Street and 500 North. This is a Safe Route to school location. The project will realign 500 North for a 90 degree angle for safety as well as add curb and gutter. The estimate is \$393,586. She expressed appreciation for Mr. Hansen and Mr. Stewart for working on the grant. The staff is requesting to fix the staining and water marks on the front of City Hall. Staff has contacted the company that worked on the bricks at the Pioneer Museum, which specializes in this type of work. The project will also seal the bricks to prevent future staining. The estimated cost of the project is \$88,000. Mayor Winn asked the Council for approval to move forward. The money is in the Capital Projects fund and a small portion will be taken from the building maintenance fund.

The Council agreed to have the Mayor move forward on the cleaning of the building.

4. Council Member's Reports

Council Member Hansen stated he attended the COG meeting.

Council Member Brady stated he met with Darwin Cook, Parks Director for a tree plan for the City. That will be discussed further during the budget meetings. There is a corporate sponsor who would like to donate 15-20 trees to the city. He also attended the zoom meeting from the Tooele County Health Department. He attended an RDA meeting and attainable housing committee. Council Member Brady suggested that another Council Member attend the Attainable Housing committee. Items they would like to discuss in the future include the RSD, shipping containers, and accessory dwelling units.

Council Member Graf stated he attended the RAD Pack legislative meeting, the ribbon cutting for MATR Behavioral Health and Crumbl cookie. He has been approached by several community members with concerns over Coleman Road by the Dow James Building and walking paths around the Deseret peak Temple.

Council Member Manzione stated she attended the Crumbl cookie and RAD Pack legislative meeting, as well as the Planning Commission meeting, RDA meeting, and North Tooele Service District meeting. The Service District will be reviewing their bylaws to determine if updates are needed. She has also been approached about the traffic signage and lane markings on 2000 North and SR 36.

Chairwoman Gochis stated she attended the Planning Commission meeting, Tooele City staff meeting and received a letter from Kami Perkins Human Resource Director, asking for the

support from the Council for the Miss Tooele City events. The legislative breakfast will be June 5th, 2021.

5. Sidewalk Replacement Program

Presented by Debbie Winn, Mayor of Tooele City

Mayor Winn stated a couple of months ago there was a plan discussed to put money into a sidewalk program and the staff has been working to develop a program. It would save the city some money to bid the sidewalks as a bigger project instead of individual projects. The city will rate the sidewalks and continue to write grants. When bidding the smaller projects, the City will pay an extra fee for smaller loads. The contractors prefer larger projects. The staff has tentatively put together a plan to run the program and determine the worst sidewalks. Included with the program would be a 50/50 cost share for residents that would like to replace the sidewalk in front of their personal residence. The staff is asking for the support from the Council with a one time allocation of \$500,000 to get the program out to bid. Contractors would be asked of to bid a square footage price of sidewalk removal and separately the pour of the sidewalk. The recommendation from the staff is \$500,000 from the Capital Projects Fund.

Council Member Hansen asked if residents could remove their own sidewalk? Mayor Winn stated that the program is being reviewed by staff for legal ramifications and mitigations.

Council Member Graf stated he likes the idea, as it reduces potential litigation.

Council Member Manzione stated it would be a great improvement in aesthetics and safety.

Council Member Brady stated the supported and asked what the percentage is for the 50/50 program? Mayor Winn stated this is a one time thing and there will be budget discussions. The City may be able to come up with a way to fund the program. There would be some money saved for the 50/50 program.

Council Member Hansen stated he is in support.

Chairwoman Gochis stated she is favorable to the program.

6. Resolution 2021-17 A Resolution of the Tooele City Council Approving an Interlocal Agreement with the Tooele County School District

Presented by Debbie Winn, Mayor of Tooele City

Mayor Winn stated this resolution will be in the business meeting for a vote. This is a contract and agreement with the Tooele County School District. The taxpayers are the same for the City and the District, it is a benefit to share facilities and buildings. This agreement will take care of the previous agreements and includes some new items. The City will allow part of Spencers Field across from Settlement Canyon Elementary. The City vacated a portion of 900 West for

parking during the day. The City uses the High School auditorium and football field for Ms. Tooele City pageant, 4th of July Fireworks, and Christmas Concert. The District uses the Pratt Aquatic Center for the swim team practices. The City allowed the District to build regulation softball fields on two of the softball fields at Pratt Aquatic Park. The City will be able to use those fields when not in use by the school. The agreement includes the trade of property of the softball fields for the bus garage. The District has purchased and some part was donated by the Peterson Industrial Depot for a new bus garage out at the Depot. The City needs to expand the shops next to the bus garage. The district uses the Oquirrh Hills golf course for the golf teams. Lastly the shared use of parking and restrooms at Pratt Aquatic Center.

Chairwoman Gochis stated she appreciated the effort of both entities.

7. **FY2021 Project Review**

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer shared a list of projects and the determination if the projects will need to be carried over to the next fiscal year.

Par Tax Projects

Golf deck resurface – completed by April 2021

Golf pond repair – It is out for bid and is expected to be complete in this fiscal year

City park irrigation System – the project is complete, with a purchase of a meter in the near future.

Dow James Electrical and Kitchen upgrade – those are in progress and will be completed by June 30th, 2021.

Golf Course Restrooms – this is a project that will need to be carried over.

Elton Park West Pickle Ball Courts – currently in process and expected to be done this fiscal year.

Rancho Park Playground – currently in progress and expected to be done this fiscal year.

Park Impact Fee Projects

England Acres Phase 11 – Working on it and the pavilion is designed. RFP's are being done for the playground and parking lot. This will carry over to the next fiscal year.

Wigwam Pavilion and restroom – It is in engineering and will need to be carried over July 1st.

Capital Projects Fund Projects

400 West Landscaping – this is completed other than a backflow preventor.

Equipment Leases – golf course mower and Kabota for parks which will carry over.

Council Projects – This was allocated for city hall security in progress and the fire storage building which will be carried over.

8. **Transportation Master Plan**

Presented by Steve Evans, Public Works Director

Mr. Evans stated Hales Engineering did the Transpiration Master Plan. They have done several plans for development community within Tooele City. Mr. Evans gave a short presentation with the following items to be noted.

- The mapping does not show the Mid Valley Highway alignment as it is a UDOT project
- The mapping does not show the temple traffic as it was still in confidentially at the time of mapping. There are not concerns for that area, except for the open house.
- 1000 North is planned to be an arterial, which would be a two lane road in each direction. The current width of the road is not adequate for the expansion plans and ideas are being discussed to make the traffic feasible. This would include a two lane road like 3100 South and 4100 South in West Valley City.
- 3100 North is an arterial going through the golf course and 3300 North is planned by the County. It will be reviewed if 3100 North will be a practical arterial with the Parkway planned by the County.
- There are a lot of added lights and road widths to accommodate growth of the City.
- Skyline and 520 West with the offset intersections and it is recommended to have some striping. This project has been bid out and weather conditions will determine the timing of the striping.

Mr. Evans discussed commuting data, level of service, and traffic counts from the report. The full build out estimation is 2040. Hales Engineering will be presenting the plan to the Council in two weeks.

9. Closed Meeting

The motion to close to closed meeting was made by Council Member Hansen. Seconded by Council Member Manzione. The meeting moved to closed session at 6:22.

Closed Session attendees; Mayor Debbie Winn, Chairwoman Gochis, Council Member Hansen, Council Member Brady, Council Member Manzione, Council Member Graf, Roger Baker, City Attorney, Michelle Pitt, City Recorder, Mike Quarnberg, Jared Steward, Economic Development Coordinator

Council Member Graf motioned to adjourn the meeting. Seconded by Council Member Brady.

The closed meeting was adjourned at 6:38pm.

10. Adjourn

Chairwoman Gochis adjourned the meeting at 6:38pm.

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 17th day of February, 2021

Melodi Gochis, Tooele City Council Chair