

**Tooele City Council
Work Session Meeting Minutes**

Date: Wednesday, March 3, 2021

Time: 5:42 p.m.

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

City Council Members Present:

Tony Graf attending through phone until 5:54pm

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

Shannon Wimmer, Finance Director

Steve Evans, Public Works Director

Michelle Pitt, City Recorder

Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

Chairwoman Gochis called the meeting to order at 5:42 p.m.

1. Open City Council Meeting

2. Roll Call

Tony Graf, Present attending through phone until 5:54pm

Melodi Gochis, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

3. Mayor's Report

Mayor Winn showed photos of the brick cleaning on City Hall. The sealing will be happening as long as the building stays dry. The project should be done by next week. Carvana is coming to Tooele. Mayor Winn read a statement from the Governor's Office of Economic Development

about the agreement of Carvana. Mayor Winn stated that it took a lot of work with the staff and Governor's office to get this contract into place. Carvana hopes to expand to up to 800 employees and she showed a site map of the proposed site plan which will hold up to 7000 cars.

4. Council Member's Reports

Council Member Hansen stated he attended the Fire Department Banquet and with the volunteer department it is important for the Council to show their support. He also attended the Planning Commission and received a question after that meeting from a constituent which he asked Mr. Bolser to address. The question was about Conditional Use Permits and if the businesses should be in operation before obtaining a permit. Mr. Bolser stated that the business shouldn't be in operation before the Conditional Use Permit, but at times residents start a business not knowing the need for a Conditional Use Permit. Mayor Winn added that often times when a business doesn't know about the need for a Conditional Use Permit, the business owner will come in for a business license and will be informed about the Conditional Use Permit.

Council Member Brady stated he attended the Fire Department Banquet, and Council on Aging. He informed them about the Police Department Open House and an event for the statute at Memorial park. He further stated that he has been working with Mr. Darwin Cook, Parks Department Director, on getting more trees in Tooele City. There is an organization that is going to donate some trees and there will be an event of Arbor Day to plant some of those trees in the parks.

Council Member Manzione stated she attended the Fire Department Banquet, Active Transportation Committee, RDA Executive Meeting and Planning Commission. The Active Transportation Committee discussed a bike plan and add more funding for bike transportation. She also attended the North Tooele City Special Service District and they are working on their bylaws, which will come for approval soon.

Chairwoman Gochis stated there with the new Council Member, there will need to be an updated picture which hangs in the hall. There is a proposal for a group shot and head shots. The Utah League and Cities will be having a convention in St George in April. There is a line item in the budget for Council to attend. Council Member Brady stated that the convention is on April 22, 2021 and there is a Council meeting scheduled for that night. Ms. Pitt stated that if there is a lack of quorum, then the City Council can be cancelled with public notice. Chairwoman Gochis stated that she attends the staff meetings on Tuesdays and meets with the Mayor on Fridays. She attended the COG meeting and the radios have been discussed between the County and the City to get organizations on the correct frequencies. She attended the Fire Department Banquet and the recognized the Fire Chief and his wife as well as the committee members. She attended a meeting with Mascot Miracles Foundation to consider it an option in Tooele. Chairwoman Gochis stated that she attended the community leaders covid update and encouraged everyone to

get the vaccine. She also attended the Arts Council which has been approved by the Health Department to have the Friday Nights on Vine.

Council Member Graf stated he received communication from a constituent about the sidewalk ordinance. He would like to park his vehicle on the sidewalk at night. There was further concern about the snow ordinance and parking on the street. Further he attended the Fireman's Banquet. He enjoyed interacting with the firemen and their families. He appreciates the dedication of the firemen and their families.

Chairwoman Gochis stated she also discussed the concerns of the sidewalk and snow ordinances with a constituent and asked Chief Kirby to discuss the concerns.

Chief Kirby stated the parking on the sidewalk is a safety measure. People use the sidewalk all day and night and it would be an issue to park on the sidewalk at night. Currently the City is enforcing the parking on the street limitations during the snow season with the worst offenders. If the plows have gone by and there is a bank of snow that has been there for a period of time, enforcement action is taken. It is a safety issue and there are one or two incidents a year with cars damaged by snowplows. The ordinances are working well.

Mayor Winn stated that Chief Kirby does not get to choose which laws to enforce, if it is a law it is enforced. The laws are made by the City Council and can be changed by the City Council, but it is the administration, and police department to enforce those jobs.

5. Review Projects for Road C, Sewer, & Water Enterprise Funds

Presented by Steve Evans, Public Works Director

Mr. Evans gave a brief description of each of the following projects which will be addressed in the coming months.

- 1000 West Road Improvements
- 7th Street Improvements and Middle Canyon Culvert
- 7th Street – 500 North to 600 North
- 2021 Slurry Seal
- Skyline Drive Roadway Improvement
- Vine Street Storm Drain Project
- Berra Well and Red Dell Papa Well capping
- Water Reclamation Plant – Filters and Solar Drying Beds.

6. Discussion on the Proposed Oristruts Land Use Map Amendment at Approximately 600 East 2400 North from the Medium Density Residential Land Use Category to the Light Industrial Land Use Category

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated approximately a year and half ago there was a single lot subdivision that came forward for this piece of property to take a parcel of record and establish its boundaries as a single parcel. The property is on the east end of 2400 North across from the Skretting Plant. This project will complete the end of 2400 Road and extend it further east from where it currently ends. The current land use designation has this property identified as Medium Density Residential. Across the street to the south is Light Industrial and to the west as Regional Commercial. Should this request be approved as a formal application the Land Use Plan would change the property to the Light Industrial land use designation. The Zoning Map shows this property as GC General Commercial as are properties to the west, with RD Research and Development to the north, and LI Light Industrial to the south. The subdivision plat would divide it into five lots and complete the end of 2400 North with a turn around. The applicant's business is in the state of Georgia and is looking to establish a location in the western states. The nature of the business is to manufacture high end struts and supports for ATV's. The frontage of this property would be the extension of 2400 East and development of the turnaround for 2400 North. The other four lots will be to bring in supporting businesses to make a cohesive development. This is an introduction to the Council prior to the formal process.

Council Member Hansen asked about the other lots and will that be residential. Mr. Bolser stated that the intent is to bring in other businesses that are similar or supporting in nature to provide for a cohesive development.

Chairwoman Gochis asked the business representative to come forward to address the Council.

Mr. Steve Tobias with KW Commercial Estate is representing Oristruts. He stated there is some confusion and the last lot of subdivision is the only lot be zoned LI Light Industrial. They would like the other lots to be GC General Commercial. The applicant is from Georgia and this will be a secondary location. Initially they will employ 10 employees up to 40. This building will have retail showrooms, installation of the struts, as well as manufacture of the materials. They have delivery's a couple times of week and will be minimal retail. It is sold more through 120 global dealers.

Council Member Brady asked about the intention for the one side to be LI Light Industrial and will this be going to the Planning Commission with the actual intention? Mr. Bolser stated a review of the notice of the hearing will need to be reviewed to determine if the noticing is correct for what they are wanting.

7. Maintenance Utility Vehicle Purchase

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook stated there has been the hiring of an assistant maintenance individual. The Maintenance Director has been using a truck with a canopy. The tools are being stored in City Hall and it would be beneficial for a different vehicle. There is a lot of waste in time with the need to bring tools in and out of City Hall. The current vehicle has 58,000 miles and it is recommended to give this to the assistant and then purchase a utility vehicle for the director. This would allow the tools to be locked up in the vehicle. There have been a few received bids. The vehicle is looking to be about \$41,000 to \$45,000. The best option may be to buy a chassis and then use another vendor to put a bed on the vehicle.

Council Member Hansen asked about the amount and if it is for the bed and truck? Mr. Cook stated yes. The chassis would be around the \$32,000 and the bed would be \$8,000 to \$10,000. The Director would like something for longer tools in the center compartment. Council Member Hansen asked if there is funding available? Mr. Cook stated that there is not funding available and is asking for funding out of the 41 fund.

The Council agreed to the purchase of the truck.

8. Family Practice Building Roof Replacement

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook stated the parks and rec building needs a new roof. It has a black rubber roof. The bid to replace the surface is about \$37,000. The roof can be stiffened for an additional \$4000. There was an inspection and the parks department can fix the bricks. The contractor is recommending the heaters be pulled off the roof and heat pumps will be added. The building is engineered and needs sheeting repaired. The trusses are good and level. The building is in rough shape with the plan to gut the building. The upstairs will be used for rec and event rooms. This is recommended that the project be funded out of the PAR tax.

9. Closed Meeting

The motion to close to closed meeting was made by Council Member Graf. Seconded by Council Member Manzione. The meeting moved to closed session at 6:39pm.

Closed Session attendees; Mayor Debbie Winn, Chairwoman Gochis, Council Member Hansen joined by phone, Council Member Brady, Council Member Manzione, Council Member Graf, Roger Baker, City Attorney, Michelle Pitt, City Recorder, Jim Bolser, Community Development Director, and Jared Stewart, Economic Development Coordinator.

Chairwoman Gochis adjourned the closed meeting at 6:55pm.

10. Adjourn

Chairwoman Gochis adjourned the meeting at 6:55pm.

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 March, 2021

Melodi Gochis, Tooele City Council Chair