

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, May 5, 2021

Time: 7:10 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, via phone

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Chief Ron Kirby, Police Department Chief

Steve Evans, Public Works Director

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Darwin Cook, Parks and Recreation Director

Michelle Pitt, City Recorder

Cylee Pressley, Deputy City Recorder

Minutes prepared by Katherin Yei

Chairwoman Gochis called the meeting to order at 7:10 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Stacey Smart, Communities that Care Coordinator

2. Roll Call

Tony Graf, Present

Melodi Gochis, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present by phone

3. Mayor's Youth Recognition Awards

Presented by Stacy Smart, Mayor Winn, and Police Chief Kirby.

Mayor Winn welcomed visitors for the Mayor's Youth Awards and introduced Tooele City

Police Chief Ron Kirby and thanked him for his collaboration.

Ms. Smart, Chief Kirby, and the Mayor then presented the Mayor's Youth Recognition Awards

to the following students:

- Rowen Hoffman
- Hailey Crawford
- Gus Rimington

4. Communities That Care Second Step Substance Abuse Prevention Project Award

Presented by Stacy Smart, Supervisor of Communities That Care & Sandy Medina, School Programs Coordinator

Stacy Smart invited Chief Kirby and Sergeant Sagers

Police Officers teach six grade students about Substance Abuse every year. Communities That Care is presenting awards to students who won the contest put on by the police department. Mrs. Medina, Chief Kirby, Mayor Winn, Sergeant Sagers presented awards to the following students:

- Alana Diaz
- Elizabeth May
- Jessica Emmett
- Melissa Reyes

5. Tooele Technical College Student of The Year For 2021: Anthony Godoy, And College Update

Presented by President Paul Hacking

President Hacking shares his thoughts and reflection of Tooele Technical College and the need of the education. With many changes and focus on the people, President Hacking presents the Student of the year to Anthony Godoy.

Anthony Godoy shares his story & journey to get to Tooele Technical College.

6. Public Comment Period

Kendall Thomas, Stockton and Tooele Resident & Baseball Coach thanks the City Council, Parks Department, and Mayor Winn for caring about the citizens and their investments. Stephanie Bothal, Realtor, brought a housing market update. She urges the City Council to be flexible to options, i.e. Barn dominions and shipping containers.

Chairwoman Gochis asked for other public comments before proceeding to read an email received from citizen, Chelsey Crystal regarding the Discussion on land use map amendment request 603 West Three O'Clock drive.

Dear City Council members,

I'm am writing to voice my objection over turning the piece of land on either side of three O'Clock drive into high density housing. I have no problem with the inevitable growth that will come to the city but putting apartments there would further obscure traffic in the area which is already bad during peak times of the day. This structure is going to be going up behind my back fence and anything on a large scale is also going to be looming over my backyard so I am also concerned about privacy issues that could arise. One of the reasons we chose to purchase our home was for the open feel, I would be very sad to have that gone and feel like there are people packed on top of us. Thank you for your time and service,

Kaye

Council Member Hansen reads an email from Janice Allred commented about the same location, 603 West Three O'Clock drive. The letter addresses concerns including, their view of the Great Salt Lake being blocked, increase in traffic, increase in water usage, and over populated schools. It was signed, Garry and Janice Allred.

Chairwoman Gochis stated a voicemail was received as well and would be followed up on next week.

Closed Public Comments 7:51pm

7. Resolution 2021-47 A Resolution of The Tooele City Council Consenting to The Mayor's Appointments to The Tooele Valley Museum Advisory Board

Presented by Mayor Debbie Winn

Mayor Winn presents the recommendation and appointment of the volunteers for the Tooele Valley Museum Advisory Board. These Volunteers include:

Daniel Cushman

Katrina Flores

Julia Hansen

Emma Penrod

Lisa Tresner

Clinton Warner

Wade Matthews

Heidi Mathews

Mayor Winn Stated that Stephanie Stats needed to be removed from the board. Macey Welman is the new Director

Council Member Graff motioned to approve the appointment and remove Stephanie Stats on the board. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

8. Public Hearing & Motion on Ordinance 2021-15 An Ordinance of Tooele City Reassigning the Land Use Designation from Medium Density Residential (MDR) to High Density Residential (HDR) for Approximately 16 Acres of Property Located at the Eastern Half of 2520 and 2540 North 400 East

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated that Tooele City boundary moves north from Lidiards Home Furnishings to include a block of properties on the east side of SR-36, which is an undeveloped area of Tooele City. The land identifies as one of the following: Regional commercial along western side, high density residential towards the center, and the medium density residential along the eastern side. Mr. Bolser stated that the western quarter is proposed to remain the same and the eastern three-quarters be reassigned as high density residential to eventually accommodate zoning as MR8. He stated the Planning Commission forwards a negative recommendation with a 5:1 vote. Council Member Brady stated that a piece was rezoned and is not shown on the map. Mr. Bolser stated that the re-zoned area is not shown on the map because that was done since the map was prepared.

Chairwomen Gochis invites the Applicant to speak.

Mr. Dave Gumucio stated he represents the owners of the land. He stated the Pitt and Barnett family own the property but are deceased. He stated there are a few interested buyers which require a higher density zone: MR8, MR10, MR12. He stated that this will help combat the housing stress for purchasing and renting homes. Mr. Gumucio stated that the buyers want to develop cottage homes by modifying the land map amendment and zoning. He stated that utilities are 250 feet away and sewage would have to be expanded to the East and the West. Council Member Graf stated his concern about removing the buffer that runs north to south and asks the applicant how the developers would address the removal of the buffer between zones. Mr. Gumucio stated that it enhances and acts as a buffer to the high-density zone. He stated that the light-industry and medium residential needs a buffer.

Council Member Graf asks Mr. Gumucio if what the developers are proposing would fit in the current zoning. Mr. Gumucio stated the ordinance fits as high on the medium zone and low on the high zone.

Chairwoman Gochis asks Mr. Bolser if the changes for these patio homes is a feasible change. Mr. Bolser stated that changes would have to be made to existing ordinance that would apply more widely. He stated that the RSD could accommodate Mr. Gumucio's requests once it is brought forward.

Council Member Brady asks Mr. Bolser if the RSD zone is in place if the text amendments still have to be changed. Mr. Bolser states that an RSD is a development that you right your own zone. It establishes all the typical things you would see and being specifically applied to geographical area so it would not require other ordinance changes.

Chairwoman Gochis opens up to the public.

Stephanie Bothal, Local Relator, stated she is in support of RSD for the housing market.

Chairwoman Gochis states the Planning Commission's recommendation was negative by Commissioner Smith. She stated that it was not a unanimous vote. Council Member Hansen asks Council Member Brady to speak about the Planning Commission's concerns. He stated that they want to see the entire picture before piecing the land out. Mr. Bolser and Mr. Baker state, they took away a similar concept.

Council Member Manzione stated she feels unconformable to make changes for the unknown and would like to table the ordinance.

Chairwoman Gochis stated she agrees with Council Member Manzione

Council Member Brady motioned to table the ordinance. 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," Chairwoman Gochis, "Aye." The motion passed

9. Public Hearing & Motion on Ordinance 2021-08 An Ordinance of Tooele City Amending Tooele City Code Chapter 7-14a Regarding Accessory Dwelling Units

Presented by Roger Baker, Tooele City Attorney

Mr. Baker stated the State of Utah is experiencing a housing gap of 50,000 short of need. Accessory Dwelling Units are a good balance. ADU are not widely used because the building and fire codes require of an internal dwelling, requires it to be treated as a duplex. It is not affordable to take an existing house with a basement and change it to an ADU. It was difficult for state to achieve to reduce cost without affecting fire code and safety.

Mr. Roger Baker stated that House Bill 82 made amendments to internal Accessory Dwelling Units. The Ordinance only needs to be amended for two minor changes. He stated it includes changing the minimum square feet of the internal only from 7,000sqf to 6,000 sqf and allowing only one spot requirement for an internal ADU.

Chairwoman Gochis opens the floor for public comment.

Council Member Graf is concerned about having one parking spot because many people have two cars, though he acknowledging that not much can change because it is state law.

Council Member Hansen motioned to approve. Council Member 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," Chairwoman Gochis, "Aye." The motion passed

10. Public Hearing & Motion on Ordinance 2021-11 (Formerly 2020-04) An Ordinance of Tooele City Amending Tooele City Code Chapter 7-19 Regarding Acceptance of Public Improvements

Presented by Roger Baker, Tooele City Attorney

Mr. Baker stated that Tooele city requires developers to build public improvements for their developments including water, sewer, street lights and signs, sidewalks, etc. He stated that the current process for the City to take responsibility to maintain these things includes bring forward a resolution with an attached Certificate of Acceptance signed by members of the administrative staff.

Chairwoman Gochis stated that the Mayor has accepted to report when the City accepts the Certificates. Mayor Winn has accepted that responsibility.

Council Member Brady motioned to approve. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

11. Public Hearing & Motion on Ordinance 2021-12 An Ordinance of The Tooele City Council Vacating A Portion of The Dedicated 900 South Street Public Right-Of-Way, And Reserving Public Utility Easements

Presented by Roger Baker, Tooele City Attorney

Mr. Roger Baker stated that when Tooele City does not use property that was given to them, state law says the property will then be given back to the property owner. He stated the two lots in question can become vacated if the findings are as follows:

A-no injury to person or place

B- There is a good cause

Mr. Baker stated the form of ordinance was done with Tooele county and must have names typed and the Mayor's signature notarized with a parcel number.

Chairwoman Gochis opens to the public.

Ms. Heather stated that the owner has taken interest in wanting to adopt land back to their property to clean it up.

Chairwoman Gochis closes public hearing.

Council Member Hansen motioned to approve with good cause and public interest. 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,” Chairwoman Gochis, “Aye.” The motion passed

12. Ordinance 2021-14 An Ordinance of Tooele City Adopting the 2021 Tooele City Drinking Water System Master Plan

Presented by Paul Hansen, Tooele Engineer

Mr. Hansen stated the Water Master plan includes:

- System growth: 37,465 people based on 2021 census
- Water sources: peak day demand uses 12,700 gallons per minute
- Water storage: 4.7 surplus
- Water Distribution: Once water in tanks, use gravity flow for usage

He Stated the info provides fire flow, available pressure, required waterline upgrades, and verifies compliance with state regulation. He stated it provides energy optimization within the encouragement of the state that communities run efficiently as the can from a cost perspective.

Mr. Hansen stated it will cost \$195 million in 40 years with the first six years costing \$21,269,000.

He stated the next steps include:

1. Submittal to state division of drinking water
2. Preparation of the impact fee facilities and finance plan
3. Preparation of impact the analysis
4. Consideration to modifications in water rights impact fee
5. Consideration of modifications to water right exciton
6. Consideration to modification of water user rates: have to find a way to pay
7. Implement plan

Council Member Hansen states that he is impressed, but it is a lot to understand.

Chairwoman Gochis states she likes that it is a living document that can be updated and changed to be up to date.

Council Member Brady asked if it discusses any secondary water. Mr. Hansen stated it only refers to culinary water.

Council Member Manzione stated she would like to be able to study info before voting.

Council Member Graf stated he had a chance to read it and it was informative

Chairwoman Gochis proposes that it is tabled until they can further read it.

Council Member Brady motioned to table the Ordinance. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Chairwoman Gochis, “Aye.” The motion passed

13. Resolution 2021-42 A Resolution of The Tooele City Council Approving an Agreement with Tooele

County for Dispatch Services for Fiscal Year 2021-2022

Presented by Police Chief Ron Kirby

Chief Kirby recommends a one-year budget of \$\$355,056 be approved for both police and fire.

Chief Kirby stated that Tooele City Police Department added online reporting for citizens found on the Tooele City Police Department website. He states that is reducing costs within the department.

Chairwoman Gochis states she appreciates the service and believes it is money well spent.

Council Member Graff motioned to approve budget. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

14. Resolution 2021-43 A Resolution of The Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Impala)

Presented by Michelle Pitt, City Recorder

Ms. Michelle Pitt states the Public Works department has an Impala with transmission problems. She asks for it to be declared surplus, and brought to an outside auction.

Council Member Brady motioned to approve Resolution 2021-43. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

15. Resolution 2021-45 A Resolution of The Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Wastewater)

Presented by Michelle Pitt, City Recorder

Ms. Michelle Pitt states Waste Water department would like to do a spring cleaning. She asks for it to be declared surplus. She states that a dumpster will be brought in, loaded, and removed by a local recycling company.

Council Member Hansen motioned to approve Resolution 2021-45. 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," Chairwoman Gochis, "Aye." The motion passed

16. Resolution 2021-46 A Resolution of the Tooele City Council Tentatively Adopting the Budget Officer's Tentative Budget for Tooele City Fiscal Year 2021-2022, And Establishing the Time & Place of A Public Hearing to Consider Its Adoption

Presented by Mayor Debbie Winn

Mayor Winn presents the tentative fiscal budgets for Tooele City. She stated that she wants Tooele to be a safe and clean area for residents to be proud to live. She stated that we are unable to fully fund projects and equipment, that we must fund essentials first.

Mayor Winn recommends that Tooele adopt the tax rate that will be presented by state in June, with no increase to Tooele's taxes.

She stated that projects not completed by June 30 are carried over until completed. She stated road repairs and side walk repairs will begin shortly.

She stated employee costs will help maintain a quality workforce by having a compensation program, annual merit increase, and a cost of living expense increase.

Mayor Winn stated her appreciation to Shannon Wimmer and the department heads. She stated the budget will be available on the Tooele City website

Chairwoman Gochis states her appreciation for the Mayor and staff for hard work. She Opens to comments and questions.

Council Member Brady motioned to approve Resolution 2021-46. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Chairwoman Gochis, “Aye.” The motion passed

17. Resolution 2021-44 A Resolution of The Tooele City Council Approving an Agreement with WesTech Engineering, Inc., For Water Reclamation Facility Filter Upgrades and Expansion

Presented by Steve Evans, Public Works Director

Mr. Steve Evans stated the filter building needs upgrades from the current sand filtration system. He states the Department has enough in its budget of \$1.2 million to move forward with WesTech quote of \$654.110.

Chairwoman Gochis asks about the impact to flushable wipes on the system. Mr. Evans stated that flushable wipes get stuck and backs up the system.

Council Member Gochis stated she would like a campaign as a reminder to residents of the impact.

Council Member Graf motioned to approve Resolution 2021-44. 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,” Chairwoman Gochis, “Aye.” The motion passed

18. Subdivision Preliminary Plan Request for the Proposed Prosperity at Overlake, Phase 1 Subdivision to Create 78 Single-Family Residential Lots on 21.52 Acres of Property Located at Approximately 200 West1100 North in the R1-7 Residential Zoning District

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the site is a triangle shaped property on south side of the Overlake property. The project complies with the terms of the City Code for this type of project. It includes an area that will become a detention basin for storm water. He states that the developer submitted two drawings for the basin, one being water-wised cobbled basin and the other being a functional-grass basin.

Mr. Bolser stated the Planning Commission forwarded a positive recommendation by a 4:2 vote, with the difference being how the basin would be handled.

Council Member Manzione asked if the developer was invited or did they choose to join the North Tooele City Special Service District. Mr. Bolser stated they were invited, but declined with this application.

Council Member Hansen stated that the Planning Commission brought up the concern that garbage gets caught in the ridges of cobble. Mr. Bolser stated that Cobble would not typically be as readily maintained as having to mow grass and could become an issue.

Chairwoman Gochis asked if the parks strips in front of residents require home owners have to maintain them. Mr. Bolser stated that the adjacent home owner is in charge of maintaining the park strip. Chairwoman Gochis stated her disappointment and asks if there is an HOA. Mr.

Bolser stated that there is no code requirement for an HOA for this project. It is left up to developers to arrange something if they end up with a maintenance requirement.

Mr. Baker clarified that Parker's Park and Linear Park in Overlake are maintained by Tooele City taxpayers' budget. He stated the district would maintain other areas including the park strips, landscaping, street signs, and lights.

Council Member Graf questioned the middle ground, something easily maintained and water efficient. Mr. Bolser stated there are other options, i.e. artificial turf types that resemble real grass but does not require water maintenance or mowing. He stated that every 15 years it requires replacement. He stated they are looking at implementing them on a trial basis on another City project.

Council Member Brady asks if the City can require concrete. Mr. Bolser stated that the Council can require decorative concrete over the cobble if they would like.

Council Member Brady stated that parks aren't close enough to residents, park strips and detention basins are being used as parks and recreation areas. Mr. Bolser stated that it is difficult to use alternate materials in detention areas because it does not allow the water to absorb and is why grass and cobble work better.

Council Member Manzione states she agrees that the basins are used as a park and can continue to use park basin as replacement to park, but in favor of grass to help break up development. She stated there are also maintenance issues on concrete and is in favor of keeping grass in the basins.

Chairwoman Gochis stated her grandchildren use it. She stated there is a need for more parks and recreation for kids and is interested in more recreation areas.

Developer's representative stated that they wanted to come to an understanding with the City Council.

Mr. Baker stated if the City Council require park and recreation amenities they would have to pay for it from park impact fees for a standard sub division.

Council Member Graf asks for clarification as it relates to the detention pond or separate. Mr. Baker stated where a detention basin is required and meets minimum standards, we can exact the detention basin. He stated if the City requires it to a higher standard to serve a dual purpose is what is paid for from park impact fees.

Mr. Cook recommends cobble stone because water is being wasted on the concrete. He stated coble areas are sprayed twice a year. He stated other areas would require another staff member to maintain or for it to be contracted out.

Council Member Gochis asks if the grass area is big enough for it to be useful to kids. Mr. Bolser stated it is about 1/3 acre.

Mayor Winn states grass is wonderful and another use of recreation, but our current situation is drought. She stated that when these pieces of land are handed over to city, Tooele has to maintain it. She stated that Tooele ask the residence to be cautious of the water usage, then Tooele plants things that require water.

Council Member Manzione stated she would like to have the basins as a recreation area because we owe it to our city to maintain the spots as beautiful and usable.

Council Member Graf stated he would like to find a hybrid solution. He stated they are going to see this basin problem many times in the future.

Mr. Baker stated the preliminary plan is to decide to create a basin. He stated the Council can find and approve plan-materials at a later time.

Council Member Brady motioned to approve detention basin. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Naye," Council Member Brady, "Aye," Council Member Manzione, "Naye," Chairwoman Gochis, "Aye." The motion did not pass.

19. Minor Subdivision Request for the Ricks Minor Subdivision to Divide Approximately 1.29 Acres of Property Located Approximately 300 East 600 North into 2 Single-Family Residential Lots in the R1-7 Residential Zoning District

Residential Zoning District

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated that the lot locate at approximately 300 East 600 North is zoned R1-7, like the surrounding areas, and would be split into 2 residential lots. He stated the plan was reviewed by the Planning Commission and they forwarded a unanimous positive recommendation.

Council Member Brady motioned to approve. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

20. Minutes

- March 31, 2021 Business/RDA Special Meeting

- April 7, 2021 Work & Business Meeting

- April 14, 2021 Special Meeting

Chairwoman Gochis stated that Item 19 from the April 7 meeting needed to be changed as follows: adjourned by Hansen and take out Wardle's name.

Council Member Graf stated he had one F in his last name.

Council Member Manzione stated she has one S in her first name.

Council Member Manzione motioned to approve the Minutes with the added changes.

Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

21. Invoices

Presented by Michelle Pitt

Ms. Pitt presented the following invoices to the Council for approval:

Tooele City Arts Council for reimbursement for the Veteran Memorial Statue in the amount of \$24, 685.00

LexisNexis Coplogic Sol. for the police department's annual online reporting system in the amount of \$23,040.00.

Henriksen Butler for sanitizable furniture for the library for \$125,897.00

Nickerson Company for repairs to Well #14 for \$82,901.00

Rehrig Pacific Company for 702 garbage containers for \$41,420.00, it is an open PO to draw on as needed

Council Member Graff motioned to approve invoices. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf,

“Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Chairwoman Gochis, “Aye.” The motion passed

22. Adjourn

Chairwoman Gochis adjourned the meeting at 9:53pm.

Approved this 19th day of May, 2021

Melodi Gochis, City Council Chairwoman