

## Tooele City Council Work Meeting and Redevelopment Agency Meeting Minutes

**Date:** Wednesday, November 17, 2021

**Time:** 5:30 p.m.

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

### **City Council Members Present:**

Melodi Gochis

Ed Hansen

Justin Brady

Maresa Manzione

Tony Graf

### **Planning Commission Members Present:**

Chris Sloan

### **City Employees Present:**

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Darwin Cook, Parks and Recreation Director

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

Holly Potter, Deputy City Recorder

Jared Stewart, Economic Development Coordinator

Minutes prepared by Katherin Yei

### **1. Open City Council Meeting**

Chairwoman Gochis called the meeting to order at 5:32 p.m.

### **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 has two End-of-Warranty certificates signed, one for providence at Overlake for streetlights and landscaping and the other for the residents on 400 South for sewer, roads, sidewalks, and gutters. She stated they are waiting on two more items including

certifications and inspections for the Fire Department study. The City should see the company the first week of January. She stated the Regional Water District has a meeting scheduled for Friday with a committee and two attorneys where they will be doing interviews to hire personnel to write the agreements. She stated City Hall is closed on Thanksgiving and Black Friday. She encourages everyone to shop local. She stated the THS Choir will be performing at the Tree Lighting Ceremony and encourages everyone to walk around and enjoy the lights and local shops.

#### **4. Council Member's Report**

Council Member Manzione stated she attended the Pre-Development meeting, Planning Commission meeting, BACA appreciation dinner, Economic Development meeting, KODS market with the 4<sup>th</sup> graders, and received a letter from resident for a resolution for a scholarship for kids in Tooele through the Mayor's office.

Council Member Graf stated he attended the Arts Council meeting, BACA appreciation dinner, and shared his respect for those involved in the elections.

Council Member Brady stated he attended the Weekly RDA meeting.

Council Member Hansen stated he attended the Planning Commission meeting, BACA appreciation event, and wanted more information regarding the GTM well.

Mayor Winn stated they have to test the water in order to treat it. She stated testing was done when the well was around 500 feet and pumping 2000 gallons of water per minute. She stated Tooele has invested \$130,000 into the well. When it tested badly, they decided to let it sit and share the cost to get it retested. She stated the company can get it treated if they can get it tested. She stated the owner has filed with a test to make it culinary. She stated Tooele City cannot buy the well until it is at proper levels and not contaminated.

Council Member Hansen asked if they could test with the company.

Mayor Winn stated they need a sample of the bad water to test.

Council Member Hansen asked if the early sample was through them.

Mayor Winn stated it was their suggestion to retest at 15 feet, but the well does not show contaminated water to test and will be meeting to talk about preliminary plans.

Chairman Gochis stated she attended the staff meeting, special meeting and canvassed election and results event. She stated the Arts Council is presenting Christmas concert at Tooele High School.

#### **5. Discussion on the National Opioid Litigation Settlement**

*Presented by Roger Baker, City Attorney*

Mr. Baker stated he attended a meeting directed by Cameron Diehl, Executive Director for the Utah League of Cities and Towns, Roger Tew, General Council for the League, and Kathryn Lewis, Salt Lake City Attorney. He stated the settlement is nationwide is 26 Billion dollars. He stated Utah will receive \$150 Million and can receive up to an additional \$120 million with full participation of all Counties and cities within the State. Money has to be spent on prevention and treatment and cannot be paid for mitigation. He stated money will not come directly to the City. He stated the concern of many cities is why they should sign on if they don't get a penny. Money is going to the State and counties because they are the entities that primarily provide the treatment and prevention services. He stated once the money is received, it is a possibility that the cities can negotiate what happens with the funds, particularly the cities that have homeless facilities. Mr. Baker stated the money will be paid over the period of 18 years. The State and counties will get the programs in place and fund them over time. The State and counties are still in negotiation on how much will go to the State directly and how much the counties will get. He stated the City Administration may bring something to the Council for a formal decision, if needed. Mayor Winn and Mr. Baker have registered with the entity that manages the settlement. He stated they are waiting to be informed of the next steps. He stated the threshold to be met is 86% of the State's population and is represented by the number of counties signed on. For example, if Salt Lake County does not sign on, the 86% minimum cannot be reached. Mr. Baker stated he is not able to make the distinction of meeting the 86% and having 100% participation. He stated they had a county representative on the call, providing the county organization perspective and hearing the city organization perspective, and want to spend the money in consultation with the cities. He stated, all other considerations aside, there are benefits that come from the settlement, and he hope Utah receives the maximum amount. He stated if necessary he will come back with a resolution but will keep the Council updated.

**6. Discussion on a Proposed City Code Text Amendment to Table 2 of Chapter 7-16 of the Tooele City Code Regarding Building Heights in the GC General Commercial Zoning District**

*Presented by Jim Bolser, Community Development Director*

Mr. Bolser stated that a few meetings ago Mayor Winn brought a request from this same applicant to allow them to purchase water rights from the City for a hotel development. This discussion is about the same site. He stated they have been looking at the dynamics of hotel rooms and making them feasible to market to the community and to travelers. He stated they have identified the need to have a four-story building which is allowed by Code but the height measurement will exceed the City Code allowances. He stated the application addresses the GC, General Commercial Zone, only to change the height. He stated the text amendment would apply to all potential uses in the General Commercial Zone and is not out of line for a four-story allowance. He stated this is an introduction to the Council and would like feedback before entering the formal process. He stated the first formal hearing is scheduled for December 8<sup>th</sup> with the Planning Commission.

Council Member Hansen asked when the LDS temple needed to be taller this change did not come forward.

Mr. Bolser stated it was not needed in the same way because of the nature of the structure itself as a religious facility has different allowances under the law. He stated the temple is also in residential zone and it is based on square footage of the structure.

Council Member Hansen asked if there was a reason they shouldn't make the change. Mr. Bolser stated the only reason he has thought of is if the Council has a building or use of a building that they don't want that tall in General Commercial Zoned areas

### **7. Discussion on a Proposed Land Exchange to Facilitate Construction of the Berra Water Storage Reservoir**

*Presented by Jamie Grandpre, Public Works Director*

Mr. Grandpre stated the property is a triangle piece of property used for the designation of the Berra Water Storage Reservoir. The well is a million gallons instead of the usual 85. He stated it will help regulate the pressure. He stated the property is tight and they have had a discussion with the developer to obtain additional property. He stated they are talking about doing a land trade to help both parties.

Chairwoman Gochis asked if the trade works well for the property owner. Mr. Grandpre stated it is 79 hundred square feet, but can change as needed once they are into design. He stated there is more work for the City and it will make the property better for the developer.

Council Member Hansen stated he didn't realize a tank would be going on the property. Mayor Winn stated it is a smaller tank of a million gallons. By pumping out of the well to the tank, it gives it the pressure it needs to get to the Overlake area which will help regulate and serve the area better.

Mr. Cook stated it is needed for contact time.

Mr. Grandpre stated it is pumped to tank, has contact time, and brought to subdivision. He stated the other option is to have a pipe that goes all the way into the pressure time. He stated it needs chlorine time to react without having to run another pipe.

Council Member Graf stated the footprint is excess of 8000 square feet and as how tall it is. Mr. Grandpre stated it will stick out 5 or 6 feet and slope off to match the environment.

Council Member Graf asked what kind of fence is anticipated. Mr. Grandpre stated it will most likely be chain link.

Council Member Manzione asked if it will improve water pressure. Mr. Grandpre stated the well house will have the well and the pumps to help improve the area.

### **8. Closed Meeting - Litigation, Property Acquisition, and/or Personnel**

There was no closed meeting.

**9. Adjourn**

**Chairwoman Gochis adjourned the meeting at 6:10 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 15<sup>th</sup> day of December, 2021

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Melodi Gochis, City Council Chairwoman