

PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council will meet in a Business Meeting on Wednesday, June 1, 2022, at the hour of 7:00 p.m. The meeting will be held at the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah.

We encourage you to join the City Council meeting electronically by logging on to the Tooele City Facebook page at <https://www.facebook.com/tooelecity>. If you are attending electronically and would like to submit a comment for the public comment period or for a public hearing item, please email cmpubliccomment@tooelecity.org anytime up until the start of the meeting. Emails will be read at the designated points in the meeting.

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Comment Period**
4. **Resolution 2022-47** A Resolution of the Tooele City Council Consenting to Mayor Winn's Appointment of Matthew McCoy to the Position of Fire Chief and Director of the Fire Department
Presented by Debbie Winn, Mayor
5. **Resolution 2022-48** A Resolution of the Tooele City Council Consenting to the Mayor's Appointments to the Tooele City Tree Advisory Board
Presented by Darwin Cook, Parks & Recreation Director
6. **Resolution 2022-49** A Resolution of the Tooele City Council Approving Insurance Coverage for Insurance Period 2022-2023
Presented by Michelle Pitt, City Recorder
7. **Resolution 2022-50** A Resolution of the Tooele City Council Approving an Agreement with TecServ, Inc. for Computer Network Maintenance Services
Presented by Chris Nielson, Information Technology Director
8. **Resolution 2022-51** A Resolution of the Tooele City Council Approving an Agreement with Transform Design International, Inc., for a Broadway Town Center Master Plan
Presented by Jared Stewart, Economic Development Director
9. **Resolution 2022-52** A Resolution of the Tooele City Council Acknowledging Mayor Winn's Appointments of Tooele Downtown Alliance Committee Members
Presented by Jared Stewart, Economic Development Director
10. **Minor Subdivision Request** by Pete Mittank Representing Double A Partners, LLC for the Gossamer Place Subdivision to Create 3 Lots at 296 East 600 North on 1.28 Acres in the R1-7 Residential Zoning District
Presented by Jim Bolser, Community Development Director

11. Minutes

~Wednesday, May 18, City Council Work Meeting Minutes

~Wednesday, May 18, City Council Business Meeting Minutes

12. Invoices

13. Adjourn

Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2111 or michellep@tooelecity.org, Prior to the Meeting.

TOOELE CITY CORPORATION

RESOLUTION 2022-47

A RESOLUTION OF THE TOOELE CITY COUNCIL CONSENTING TO MAYOR WINN'S APPOINTMENT OF MATTHEW MCCOY TO THE POSITION OF FIRE CHIEF AND DIRECTOR OF THE FIRE DEPARTMENT.

WHEREAS, on May 4, 2022, the City Council adopted Resolution 2022-39, adopting a 154-page Fire Department Analysis Report prepared by the Center for Public Management, LLC, one of the recommendations of which Report was for the City to hire a full-time Fire Chief as the Mayor's appointed department head of the Tooele City Fire Department; and,

WHEREAS, Section 2-06 of the Tooele City Charter (amended 2006) states that "The Mayor, shall, with the consent of a majority of the Council, designate a head of each department of City government"; and,

WHEREAS, under Tooele City Code §1-6-4(2), the Mayor exercises "direct supervision and responsibility over operations in the . . . Fire Department," including the appointment of qualified employees (§1-6-4(1)); and,

WHEREAS, Mayor Winn conducted a vetting process, including applications and interviews, and desires to appoint Matthew McCoy to the position of Fire Chief and Director of the Fire Department (see Mr. McCoy's resume attached as Exhibit A);

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that consent is hereby given by the City Council to Mayor Debra E. Winn's appointment of Matthew McCoy to the position of Fire Chief and Director of the Fire Department, effective June 13, 2022.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2022.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, City Attorney

Exhibit A

Matthew McCoy Resume

Matthew McCoy

Contact

Tooele, UT 84074

Currently serving as 2nd Assistant Chief for Tooele City Fire Department. Seeking full-time employment with Tooele City as Fire Chief/Fire Marshal.

SKILLS

- Leadership Experience
- Conflict Management
- Computer Proficiency
- Adaptability
- Teamwork
- Openness to Feedback

AWARDS

"Best of the Best Award"

Utah Test & Training Range Fire Department- 2nd Quarter 2019

SOFTWARE

- Microsoft Office Suite
- Google Suite
- Emergency Reporting System (ERS)
- ASUS FD (Air Force)
- National Fire Incident Reporting System (NFIRS)

EXPERIENCE

**Department of the Army, UT— Driver/Operator
Firefighter/EMT-Basic**

January 2020 - PRESENT

Presently hold the rank of Lieutenant. Safely respond to fire alarms, of various complexity involving structures, engulfed equipment, downed power lines, crashed and burning vehicles, medical emergencies, fuel or natural gas leaks, brush or wildland fires, hazardous material situations, and other fire and emergency and non-emergency service-related situations. Safely drive and operate firefighting apparatus of significant complexity (e.g. 750-1500 GPM fire pumpers/quint, brush trucks, aerial ladder truck, fire service truck, mini pumpers, etc.) while exercising a thorough knowledge of equipment capabilities. **Exact position with similar duties was held at Utah Test and Training Range from Sept. 2018-Jan. 2020.**

**Tooele City Volunteer Fire Department, UT— 2nd Assistant
Chief and Fire Inspector**

January 2020 - Present

Entered Tooele City Volunteer Fire Department in December 2009. Held position as Vehicle Control Officer from approximately January 2013-2020 which required maintaining and operational responsibility for four of the department's primary apparatus. Achieved rank of Lieutenant in 2016. Worked with city community development department as certified fire inspector beginning in January 2020. Achieved the rank of 2nd Assistant Chief in January 2022.

**Tooele Plumbing Services, UT— Owner/Master Journeyman
Plumber**

January 2007 - December 2018

Use and maintain a computer for data entry including, time management, work orders, material requests, job event data logs, and to maintain a current and accurate list of parts maintained in shop for ultimate shop efficiency. Required to work and maintain a productive schedule with little to no supervisory input. Oversee all incoming and outgoing bid proposals to ensure company profitability and quality customer service.

EDUCATION

**SALT LAKE COMMUNITY COLLEGE, UT— PLUMBING
APPRENTICESHIP**

2002-2006

Completed 4-year trade school plumbing apprentice program and all associated state licensing requirements to become a Journeyman Plumber

Training & Certifications

- Training: Fighting Fires with Limited Resources (1/12/2013)
 - Utah Fire and Rescue Academy
- Training: Arson Investigation for First Responders (1/11/2013)
 - Utah Fire and Rescue Academy
- Training: Fire Service Instructor 1 (11/29/2011-12/3/2011)
 - Utah Fire and Rescue Academy
- Training: Introduction to Incident Command Systems (03/18/2011)
 - Emergency Management Institute
- Training: ICS for Single Resources and Initial Action Incident, ICS-200 (03/17/2011)
 - Emergency Management Institute
- Training: National Incident Management Systems (NIMS) An Introduction (03/16/2011)
 - Emergency Management Institute^[17]_{SEP}
- Training: Basic Truck Operations (01/14/2011-01/15/2011)
 - Utah Fire and Rescue Academy
- Training: Lock-Out Tag-Out Certified (01/2011)
 - University of Utah
- Training: Hazardous Material: Operations (05/17/2010-06/09/2010)
 - Utah Fire and Rescue Academy
- Training: Propane Emergencies (3/17/2010)
 - Utah Fire Rescue Academy
- Certification: Fire Inspector II (5/2022)
 - Department of Defense-IFSAC pending
- Certification: Fire Inspector 1 (9/2021)
 - Department of Defense- IFSAC Seal 2546530
- Certification: Fire Officer II (7/2021)
 - Department of Defense- IFSAC Seal 3147732
- Certification: Fire Officer I (9/2020)
 - Department of Defense- IFSAC 2397497
- Certification: Public Telecommunicator II
 - Department of Defense- IFSAC Seal 2396207
- Certification: Driver/Operator Aerial (4/2020)
 - Department of Defense- IFSAC Seal 2305585
- Certification: Mobile Water Supply Driver Operator (10/2019)
 - Department of Defense IFSAC Seal #2305585
- Certification: HAZMAT Technician (06/2019)
 - Department of Defense- IFSAC Seal 2290977
- Certification: Pumper/Driver Operator (6/2019)
 - Department of Defense- IFSAC Seal 2291917
- Certification: Type II Wildland Red Card Certified
- Certification: Wildland S-130 Blended (Field Day) (05/2019)
 - Department of Defense
- Certification: Wildland S-190 (03/2019)
 - Department of Defense
- Certification: Wildland L-180 (03/2019)
 - Department of Defense
- Certification: Telecommunicator I (01/2019)
 - Department of Defense- IFSAC Seal # 2199724
- Certification: Healthcare Provider CPR-AED (05/2012)
 - American Heart Association
- Certification- Pediatric Advanced Life Support (03/2012)
 - American Heart Association
- Certification: Fire and Emergency Services Instructor 1 (1/25/2012)
 - Utah Fire and Rescue Academy
- Certification - EMT-Basic
 - National Registry Certification # E3464604
- Certification: HAZMAT Hazardous Materials Operations (09/29/2010)
 - International Fire Service Accreditation Congress, Certified Hazardous Materials HAZMAT Operations #1409974
- Certification: HAZMAT Hazardous Materials Awareness (09/29/2010)
 - International Fire Service Accreditation Congress, Certified Hazardous Materials HAZMAT Awareness #1409971
- Certification: 1st Responder Awareness (09/29/2010)
 - Utah Fire Services Certification Council
- Certification: 1st Responder Operations (09/29/2010)
 - Utah Fire Services Certification Council
- Certification: Firefighter II (09/29/2010)
 - International Fire Service Accreditation Congress, Certified Firefighter 2 #1409973
- Certification: Firefighter I (09/29/2010)
 - International Fire Service Accreditation Congress, Certified Firefighter 1 #1409972

TOOELE CITY CORPORATION

RESOLUTION 2022-48

A RESOLUTION OF THE TOOELE CITY COUNCIL CONSENTING TO THE MAYOR'S APPOINTMENTS TO THE TOOELE CITY TREE ADVISORY BOARD.

WHEREAS, on November 17, 2021, the City Council approved Ordinance 2021-38, enacting a Tree Ordinance (Tooele City Code Chapter 8-17) and creating a Tree Advisory Board, composed of seven members appointed by the Mayor with City Council consent; and,

WHEREAS, Tooele City Code Section 8-17-4 provides the following about the Tree Advisory Board:

8-17-4. Tree advisory board.

There is hereby created a Tree Advisory Board, hereinafter referred to as the "Board."

(1) Duties. The Board shall act in an advisory capacity to the Director and shall:

- (a) Coordinate and promote Arbor Day activities;
- (b) Review, update, and recommend a five-year plan to plant and maintain trees on city property;
- (c) Support public awareness and education programs relating to trees;
- (d) Review city department concerns relating to tree care;
- (e) Submit an annual report of its activities to the Director, who shall submit the report to the Mayor;
- (f) Assist with the annual application to renew the Tree City USA designation;
- (g) Recommend a list of tree species for planting on city property, with a particular list of tree species for planting in the park strips, and a list of prohibited species; and,
- (h) Other duties that may be assigned by the Director.

(2) Membership. The Board shall consist of seven members approved by Mayor with the consent of the City Council. Members of the Board are volunteers and will serve without compensation.

(3) Term of office. Board members shall be appointed for three-year staggered terms. If a vacancy occurs during the term of any member, a successor shall be appointed.

(4) Officers. The Board shall annually select one of its members to serve as chair, may appoint a second member to serve as vice-chair, and may appoint a third member to serve as secretary.

(5) Meetings. The Board shall meet a minimum of four times each year. All meetings shall be open to the public. The Board chair may schedule additional meetings as needed. The Board is not a public body for purposes of the Utah Open Meetings Act.

(6) Council liaison. The City Council may select one of its own members to attend and participate in Board meetings as a Board liaison to the Council, but who is not a member of the Board.

WHEREAS, the Mayor has appointed the following persons to the Tree Advisory Board, with the appointment dates and terms shown on Exhibit A, and seeks City Council consent: Trent Bristol, Benjamin Clayton, Robyne Gallacher, Baylee Parker, Elizabeth Poff, Julie Ann Prescott, and Stephen Sagers:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that consent is hereby given to Mayor Winn's appointments of Trent Bristol, Benjamin Clayton, Robyne Gallacher, Baylee Parker, Elizabeth Poff, Julie Ann Prescott, and Stephen Sagers to the Tooele City Tree Advisory Board, with the appointment dates and terms shown on Exhibit A.

This Resolution is necessary for the peace, health, safety, and welfare of the residents of Tooele City and shall become effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

Passed this ____ day of _____, 2022.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

Exhibit A

Tree Advisory Board Appointments

Board Member	Term Begin Date	Term End Date	First Appointed
Trent Bristol	June 1, 2022	December 31, 2025	June 1, 2022
Benjamin Clayton	June 1, 2022	December 31, 2025	June 1, 2022
Robyne Gallacher	June 1, 2022	December 31, 2025	June 1, 2022
Baylee Parker	June 1, 2022	December 31, 2024	June 1, 2022
Elizabeth Poff	June 1, 2022	December 31, 2024	June 1, 2022
Julie Ann Prescott	June 1, 2022	December 31, 2023	June 1, 2022
Stephen Sagers	June 1, 2022	December 31, 2023	June 1, 2022

TOOELE CITY CORPORATION

RESOLUTION 2022-49

**A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING INSURANCE
COVERAGE FOR INSURANCE PERIOD 2022-2023**

WHEREAS, Tooele City employs a comprehensive risk management strategy, including safety and sensitivity training, repair or removal of damaged equipment, risk inventories, risk management and safety policies, and insurance, the purpose of which strategy is to avoid harm to persons and property and to decrease claims against the general funds of Tooele City; and,

WHEREAS, the City has been insured by the Utah Local Governments Trust ("Trust") since August 1, 2018; and,

WHEREAS, the Trust charged a premium of \$182,175 for the 2018-2019 Insurance Period, \$183,280 for the 2019-2020 Insurance Period, \$201,182 for the 2020-2021 Insurance Period, and \$222,755.92 for the 2021-2022 Insurance Period; and,

WHEREAS, for the 2022-2023 Insurance Period, the Trust proposes to insure Tooele City for a total premium of \$268,924, comprised of \$161,635 for liability coverage, \$90,929 for property coverage, and \$16,360 for auto coverage (see Exhibit A):

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the combined property, auto, and casualty insurance premium of the Utah Local Governments Trust is hereby approved, with a 2022-2023 insurance period package premium of \$268,924, and that the Mayor is hereby authorized to sign all documents necessary to implement the coverage.

This Resolution shall become effective immediately upon passage by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2022.

Exhibit A

Insurance Proposal:
2022-2023 Insurance Period



Insurance Coverage General Term Sheet

Coverage will be governed by the terms and conditions of your policies.

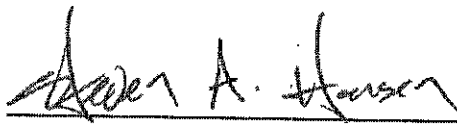
1. Insured: Tooele City
2. Coverage Type: Liability, Property, and Auto Physical Damage
3. Coverage Term: 7/1/22 to 6/30/23
4. 2022 Liability Premium: \$161,635
5. 2022 Property Premium: \$90,929 (per current rate and statement of values)
6. 2022 Auto Physical Damage Premium: \$16,360 (per current rate and schedule)
7. Tooele City retains the right to any rate reductions offered by the Trust during policy term

Order to bind insurance coverage:

Approved By

Date

Name, Title



5.24.22

Steven A. Hansen CEO

Date

TOOELE CITY CORPORATION

RESOLUTION 2022-50

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AN AGREEMENT WITH TECSERV, INC. FOR COMPUTER NETWORK MAINTENANCE SERVICES.

WHEREAS, the Tooele City Administration finds it necessary to contract services for the purpose of providing computer network maintenance, troubleshooting, and consultant services for Tooele City's computer network; and,

WHEREAS, TecServ, Inc., has proposed to provide these services and the Administration wishes to enter into the agreement with TecServ, Inc.; and,

WHEREAS, the proposed agreement is attached hereto as Exhibit A; and,

WHEREAS, the agreement amount shall not exceed \$59,000 for the one-year term of the agreement, invoiced at the regular contract rate of \$145.00 per hour, and at the rate of \$165.00 per hour for additional work; and,

WHEREAS, the term of the agreement shall be one year beginning July 1, 2022:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that an agreement with TecServ, Inc. (see Exhibit A) is hereby approved, for computer network, maintenance, troubleshooting, and consultant services for a sum not to exceed \$59,000.

This Resolution shall become effective immediately upon passage by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2022.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

EXHIBIT A

TecServe Agreement

Monthly Network Services Agreement

This agreement dated 5/19/2022 is made by and between Tooele City Corporation (Client) whose address is 90 North Main, Tooele, Utah 84071 and TecServ, Inc (Consultant) whose corporate address is 358 Rio Grande St. Suite 250 Salt Lake City, Utah 84101.

1. *Consultation Services.* Client hereby employs the Consultant to perform the following services in accordance with the terms and conditions set forth in this agreement. The Consultant will perform computer network maintenance activities for Client and will consult with the offices and employees of Client concerning matters relating to the management of Client's computer network. The Scope of Work to be performed by Consultant is defined in Attachment A.
2. *Terms of Agreement.* This agreement will be in effect for 12 Month(s) (July 1, 2022 to June 30, 2023). In the event that client has insufficient funds, by appropriation, by appropriation limitation or grant, to continue payments under this Agreement, Client may terminate this Agreement by giving TecServ not less than thirty (30) days prior written notice.
3. *Time Devoted by Consultant.* The term of this contract is based upon Consultant committing to perform activities to maintain Client computer network and handle computer network emergencies. Consultant will spend 7.5 hours per week of consulting services on Client's behalf for computer network maintenance activities. This can be adjusted at any time by Tooele City.
4. *Schedule.* The work performed by Consultant will be for on-site services at Client's facilities and may occasionally include remote connectivity to Client's network. These hours will be worked on a schedule to be set at by both parties at a later date. Schedule may be altered with mutual agreement from both parties.
5. *Additional Time.* Consultant will respond to Client emergencies within 2 hours and spend sufficient time to resolve such emergencies. The fees for emergency server services are covered within the plan. Emergencies are defined as computer network issues that directly prevent the operation of business by Client. Computer network issues that do not prevent business operations shall be handled during the on-site maintenance service schedule. If Client requests maintenance services outside the maintenance schedule, and these services are clearly not emergencies, Consultant will bill Client for these hours at the standard client rate. \$165.00 per hour This includes computer network projects that cannot be completed within the regularly scheduled time.
6. *Payment to Consultant.* The amount paid to Consultant for this contract shall not exceed \$59,000.00 annually. Consultant will invoice Client on the 1st of each month, this will be at the contract rate of \$145.00 per hour \$4712.50 per month. All additional work will be invoiced on the last day of that month. Payment is due upon receipt of invoice.

Additional project work is not covered within this scheduled maintenance contract. This additional time will be billed at \$165 per hour. Product purchases are not considered part of monthly contracts or other consulting services. Terms on Product Sales are considered "due upon receipt".

7. *Independent Consultant.* Both Client and the Consultant agree that the Consultant will act as an independent agency in the performance of its duties under this contract. Accordingly, the Consultant shall be responsible for payment of all taxes including Federal, State and local taxes arising out of the Consultants activities in accordance with this contract, including by way of illustration but not limitation, Federal and State income tax, Social Security tax, Unemployment.
8. *Confidential Information.* The Consultant agrees that any information received by the Consultant during this contract, which concerns the personal, financial or other affairs of Client and its agents and employees will be treated by the Consultant in full confidence and will not be revealed to any other persons, firms or organizations.

9. *Employment of Others.* Client may from time to time request that the Consultant arrange for the services of others outside of the employ of TecServ. All costs to the Consultant for those services will be paid by Client, but in no event shall the Consultant employ others without the prior authorization of Client.
10. *Non-Solicitation of Employees.* Client agrees that it will not solicit TecServ's employees to seek full or part time employment or other contractual arrangement with its company during the term of this Agreement or for twelve (12) months after the last invoice date from TecServ to Client. Client agrees that TecServ employees are not "contract for hire". Client shall not attempt to engage, contract or hire TecServ employees, TecServ's contractors or other assignees independently of this Agreement without prior written consent from TecServ.

Client may be released from such restriction under the following terms and with written approval from TecServ:

- The payment of \$50,000.00 to TecServ for each employee hired by Client, and
- Each TecServ employee hired by Client has performed services for Client under this Agreement for twelve (12) consecutive months or more.

_____ Initial of Client demonstrating that Client understands and fully accepts the Non-Solicitation Covenant and terms and agrees to such terms should Client seek to hire or directly contract TecServ employees, contractors or other assignees.

11. *Liability.* With regard to the services to be performed by the Consultant pursuant to the terms of this agreement, the Consultant shall be liable to Client, or to anyone who may claim any right due to any relationship with the Client, for any acts or omissions in the performance of service on the part of the Consultant or on the part of the agents or employees of the Consultant when said acts or omissions of the Consultant are due to willful or intentional misconduct or due to gross or simple negligence.
12. *Venue.* This agreement and its performances there under shall be governed by the laws of the state of Utah. In the event that litigation results from or arises out of this Agreement or the performance thereof, the parties agree to reimburse the prevailing party's reasonable attorney's fees, court costs, and all other expenses, whether or not taxable by the court as costs, in addition to any other relief to which the prevailing party may be entitled.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement.

TecServ, Inc.

Client

By: _____

By: _____

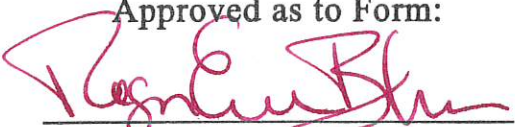
Title: _____

Title: Mayor

Date: _____

Date: _____

Approved as to Form:



 Tooele City Attorney

**Attachment A
Scope of Work**

Services include:

- Initial evaluation of existing network including security check.
- Ongoing technical consulting
- Onsite maintenance every month for applying software patches, checking backups, updating virus definitions, and troubleshooting problems
- Toll free phone support available up to 24 hours a day, 7 days a week depending on program.
- Preferred pricing on all hardware and software with best pricing available from vendors that offer government pricing.
- Access to TecServ's extensive knowledge base and technical staff.
- Services provided by a CIO level resource including budgeting, strategic planning, policy setting for architecture and security, and project management.

Services to be performed

- 7.5 hours maintenance per week until adjusted by Tooele City.
- Emergency response time: 2 hour onsite, 30 minutes for remote administration (when applicable).*
- Phone support available 24 hours a day 7 days a week.
- Large scale projects that are performed in addition to ongoing maintenance will be billed at \$165 per hour.
- Remote monitoring of servers and routers 24 hours a day 7 days a week.

Travel Cost: If more than one onsite visit occurs per week, one way travel time will be billed.

*Onsite response will be guaranteed only within 20 miles of our offices, for guaranteed response time see section 5 above. For remote administration a high speed internet connection and terminal environment are required. Remote administration will be utilized when situations permit it.

TOOELE CITY CORPORATION

RESOLUTION 2022-51

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AN AGREEMENT WITH TRANSFORM DESIGN INTERNATIONAL, INC., FOR A BROADWAY TOWN CENTER MASTER PLAN.

WHEREAS, Broadway Avenue in Tooele City developed as a parallel Main Street, providing a town center and various services to populations employed at the Anaconda Smelter and related industries; and,

WHEREAS, Tooele City has created a unique zoning district for the Broadway area, known as the Mixed-Use Broadway Zoning District, with its own particular zoning and land use regulations; and,

WHEREAS, Tooele City has created a community reinvestment area for the Broadway Area, though no significant redevelopment projects have occurred to date; and,

WHEREAS, the City Council values both the history and the potential of the Broadway area, and desires to retain Transform Design International, Inc., to provide a Broadway Town Center Master Plan to explore land use and economic development opportunities for the Broadway Area; and,

WHEREAS, Transform Design International has submitted a proposed Broadway Town Center Master Plan Scope of Work, which enumerates the purposes, objectives, and deliverables of the Master Plan (see the Agreement and Scope of Work attached as Exhibit A); and,

WHEREAS, Transform Design International proposes to perform the scope of work for the sum of \$50,000, \$45,000 of which will be paid by a Technical Planning Assistance (TPA) program grant from the Utah Department of Transportation, with the City providing the required \$5,000 match, which will be paid by the Redevelopment Agency of Tooele City on Tooele City's behalf:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the agreement with Transform Design International, Inc., for a Broadway Town Center Master Plan, is hereby approved.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2022.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, City Attorney

Exhibit A

Design Professional Agreement:

Broadway Town Center Master Plan Scope of Work



DESIGN PROFESSIONAL AGREEMENT

TOOELE CITY CORPORATION, a municipal corporation of the State of Utah, (hereinafter “City”), and Transform Design International, a limited liability company, (hereinafter “Contractor”) enter into this Agreement on the 1st day of June, 2022 (the “Effective Date”).

Now, therefore, in consideration of the promises contained in this Agreement, the City and the Contractor agree to the following:

1. Services (Scope of Work). The Contractor shall provide the following services to the City:
See the attached detailed “Broadway Town Center Master Plan Scope of Work.”
2. Disclaimer of Right of Control. Contractor shall perform its duties competently. The City disclaims any right to control the Contractor’s performance of the Services.
3. Compensation.
 - a. Rate. The City shall pay the Contractor the sum of **\$50,000** for fully performing the Services, pursuant to invoice after July 1, 2022 when appropriated funds become available.
 - b. Total Cost Contract. This Agreement is a “Total Cost Contract.” The contract Rate includes all costs and expenses associated with the provision of the Services.
 - c. No Benefits. The parties specifically agree that as an independent contractor, Contractor neither claims nor is entitled to benefits accorded City employees.
4. Term of Agreement. Contractor shall fully perform the Services by **June 30, 2023**.
5. Termination. The City may terminate this Agreement at any time. Should the City terminate this Agreement prior to the Services being fully performed, the City shall pay for those Services performed.
6. Indemnification and Insurance.
 - a. Contractor Liability Insurance. Contractor shall obtain and maintain liability insurance in the amount of at least \$250,000.
 - b. Contractor Indemnification. Contractor shall indemnify and hold the City and its agents harmless from all claims of liability for injury or damage caused by any breach of contract, negligence, recklessness, or intentional act or omission of Contractor or its agents in performance of this Agreement.
 - c. Contractor Workers Compensation Insurance. Contractor shall purchase and maintain workers compensation insurance for all of its employees. If Contractor is a sole proprietor, Contractor shall purchase and maintain workers compensation insurance or obtain an exclusion from Workers Compensation Fund of Utah.
 - d. Evidence of Contractor Insurance. Contractor shall provide written evidence of liability insurance and workers compensation insurance or exclusion to the City within ten (10) days of the Effective Date. The City will not make any payments under this Agreement until it receives from Contractor the evidence of insurance.


- e. Status Verification Indemnification. Contractor shall indemnify and hold the City and its agents harmless from all claims resulting from any violation of immigration status verification obligations contained in U.C.A. §63G-11-103 et seq.
- f. Post-Retirement Release. Contractor shall release the City from all claims related to any alleged violation of State of Utah post-retirement employment rules, and shall complete and return to the City the attached certification and release.
- 7. ^{N/A} Business License. Contractor shall obtain a ~~Tooele City business license~~ ^{BMS} if required by Tooele City Code §5-1-1 et seq.
- 8. Complete Agreement. This Agreement is the only agreement or understanding between the parties, and may be modified or amended only by a written document signed by both parties.
- 9. Waiver of Jury Trial. The Parties irrevocably waive any and all right to trial by jury in any legal proceeding arising out of or relating to this contract and the transactions contemplated.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

TOOELE CITY CORPORATION

CONTRACTOR

Debra E. Winn, Tooele City Mayor


Signature LAWRENCE SCHEIDER
Print Name/Title: PRINCIPAL
5/20/22

Attest:

Michelle Y. Pitt, Tooele City Recorder

SEAL

Approved as to form:

Roger Evans Baker, Tooele City Attorney

(Revised 04/13/2021)



**UTAH RETIREMENT SYSTEMS
POST-EMPLOYMENT/POST-RETIREMENT
RESTRICTIONS ACT CERTIFICATION & RELEASE**

Tooele City is a Utah Retirement System (URS) participating agency. As a participating agency, post-retirement employment/vendor/contractor rules apply. Post-retirement employment means returning to work either on our payroll or as a vendor/contractor for a URS participating employer following your retirement date with the Utah Retirement Systems. Different standards apply depending on whether you return to work within one year or after one year from your retirement date with URS.

You must separate from employment (including part-time and vendor/contractor arrangements) with any participating employer for one year following your retirement date with URS, unless eligible exclusions apply.

You are responsible for understanding post-retirement employment rules and ensuring there is no violation of such rules by providing services to Tooele City Corporation. **If you have any questions, call the URS office at 801-366-7770 or 800-695-4877 before you begin any work for or provide any services to Tooele City.**

CHECK APPLICABLE BOX:

- Contractor (a sole proprietor) certifies that he or she is NOT a Utah State Retirement Systems (URS) retiree and acknowledges that should he/she retire from the URS system in the future, he/she assumes all responsibility for compliance with post-retirement reemployment restrictions, notifications, and/or penalties that may occur at any time in the future.
- Contractor (on behalf of a partnership, LLC, company, or corporation) certifies that NO officer or principal is a Utah State Retirement Systems (URS) retiree and acknowledges that should he/she retire from the URS system in the future, he/she assumes all responsibility for compliance with post-retirement reemployment restrictions, notifications, and/or penalties that may occur at any time in the future.
- Contractor certifies that following contractor(s), officer(s) or principal(s) of the business ARE Utah State Retirement Systems (URS) retiree(s). Contractor further certifies that the URS office has been properly notified of post-retirement reemployment of such individuals. Contractor assumes all responsibility for compliance with post-retirement reemployment restrictions, notifications, and or/penalties that may occur at any time in the future if found to be in violation. URS Retirees:

Name: LAWRENCE SCHROEDER Social Security Number: 063509140

Name: _____ Social Security Number: _____

[State law requires that the City, through Human Resources, provide such information to URS.]

As a condition of doing business with Tooele City, you hereby accept responsibility and waive all claims of joint liability against Tooele City for any violations of the URS post-retirement re-employment/vendor/contractor rules.


Contractor Signature

5/20/22
Date

Broadway Town Center Master Plan

Scope of Work

Objectives

- The primary objective of this project is to create a Town Center or Master Plan for the Broadway neighborhood. Tooele City recognizes the need for investment in the area and the benefits of infill development.
- This process will involve outreach to property owners and neighborhood residents and may include focus groups. This process will establish and guide expectations and goals for future development within the neighborhood.

Preliminary Project Schedule

Project Grant Award: Spring 2022

Project Completion: Fall 2022

Anticipated Deliverables

Deliverables:

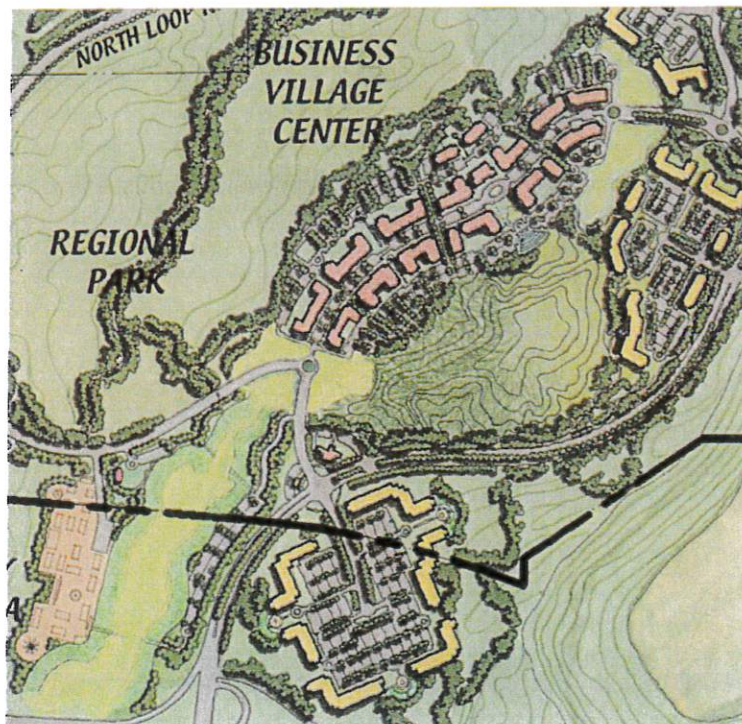
- A Town Center or Master Plan for the Broadway (Newtown) area
- Proposed boundaries for a CRA project area
- Scenarios for future development (developed with feedback from stakeholders, the City, and other nearby property owners)
- Summary of outreach efforts
- Overview of existing and future zoning needs
- Analysis of existing and future infrastructure needed to support development scenarios
- Water and sewer impact and future needs
- Roadway, traffic, and pedestrian design recommendations
- Outline of Tooele City permitting processes, costs, and timelines
- Other items as recommended by consultants or staff

TRANSFORM DESIGN INTERNATIONAL, INC



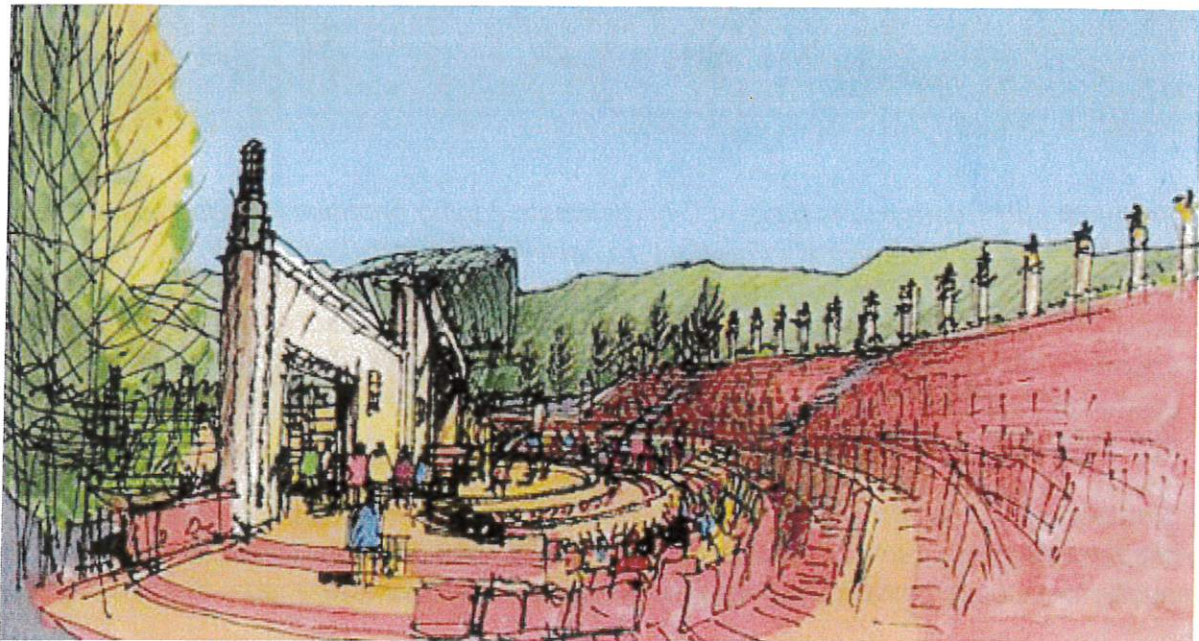
MISSION STATEMENT: Broadway Town Center / Master plan

- 1.) *Creatively produce and summarize design guidelines and zoning usage recommendations for scenarios of future development proposals by conducting outreach research to best define the proposed boundaries for a CRA project area.*
- 2.) *Define the existing and future sustainable uses and development types that enrich and promote the localized community's economic growth and properties values, resulting in stabilized ownership and future investment opportunities as an aggregate asset for the City of Tooele.*
- 3.) *Initially define the Broadway Town Center Zoning boundary, while researching the uniqueness of the neighborhoods to refine and recognize a "rebirth" of new community goals for promoting sustainable development proposals, economically viable, while incentivizing citizenry, investor groups and local neighborhood property owners.*
- 4.) *Promote community gathering and people places as nodes of activities within the master plan centralized to circulation and parking. Establish sustainable and recognized attractions that occur as regularly anticipated events including local fare vending, crafts, sports (limited), food festivals, music performance with local musicians, street -performers, social connection points including benches and unique street furniture of interest; created and fabricated locally.*



DEFINITION of BOUNDARY AREA: North / South / East / West

- 5.) *Historically, the Broadway Town Center (Newtown), has been defined as a grid street layout traditionally occurring in most American Cities and townships. Acknowledging this existing real estate boundary grid reinforces, familiar circulation patterns and connections to local marketplaces and infrastructure expansions that are contiguous with new development and growth. However, alternative creative traffic controls (i.e., Cul-de-sacs, pedestrian only streets) to redefine circulation are also opportunities to collectively gather people and establish mixed-use retail mini-zones.*
- 6.) *The west side Public Park areas, such as the Railroad Museum and Train Locomotive are traditional symbols of the railroad chapters of local history and certainly act as iconic design influences and inspiration for a more modern design vocabulary and integration of a design guideline direction. We will further define, author, and develop to present architectural community design guidelines that reinforce a local historic theme as in Railroad memorabilia. This Tooele Central Park railroad museum has enormous development potential to further relive the heritage by creating a destination focal attraction for restaurants, performing arts, shopping, and public displays of our community's past.*
- 7.) *North Broadway areas are further identified as potential redevelopment areas. These specific properties, with Broadway addresses can evolve organically and blend into the Newtown Master Plan with minor additions; following design guidelines that connect through signage, iconic themed symbols, architectural materials, and landscaping palettes. The Broadway Town Center Architectural Design Guidelines (BTC - ADC) create a design vocabulary uniquely identifying this community as a Tooele landmark and City retail, commercial and neighborhood attraction.*



OUTREACH PROGRAM:

- 8.) *The neighborhood Outreach Program, branding to follow, shall solicit recommendations and input from stakeholders wanting to actively participate and contribute and/or explore development options for their various real estate holdings within the Broadway MU-B zone.*
- 9.) *Formulate special reviews setting up quasi-judicial case-by-case specific site plan exceptions within the Outreach areas to incentivize multi-family residential infill areas for small scale entrepreneurs starting out.*



10. *Research and create a data base of City of Tooele Zoning priorities, needs and non-negotiable standards found in municipal infrastructure common to most utility construction.*
11. *Advancement and promotion of sustainable utilities interface with collective research of upcoming technologies that define the City of Tooele as a leader of managed energy conservation on a community level of participation. Promote solar collection and small scale options to grand scheme programs for large energy productions.*
12. *Simplify pedestrian and bike circulation within Broadway New Town to promote ease of circulation and obvious usage without complicated routes and patterns; define network node points to circulate citywide and develop symbols that exemplify a local flavor.*

“What is the City if not the people....”

-William Shakesphere



ADAPTIVE REUSE PROGRAM:

10.) In the neighborhood Outreach Program, with branding and promotions to follow, we will explore "Express Development" options for established stakeholders to re-brand their local retail, commercial, service establishments, restaurants, and their additional MU-B zoned various real estate holdings to create a Community Architectural Design Guidelines that include "SMART Look" - Adaptive Reuse of built existing resources through intelligent imaging and design studies,.



AFTER: Adaptive Reuse Program
"Renovate Now" Conceptual Design Imaging



BEFORE: Adaptive Reuse Program - *"Renovate Now"*



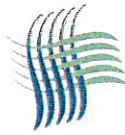
AFTER: Adaptive Reuse Program

- *"Renovate Now" Conceptual Design Imaging*



BEFORE: Adaptive Reuse Program - *"Renovate Now"*

TRANSFORM DESIGN INTERNATIONAL, INC



MASTER PLAN - DESIGN TEAM PROFILE:

Principal & Architectural Design Lead

❖ *Lawrence Scheiderer, AIA, Architect*

- *Experienced in Urban Planning infill projects and Master Planning of larger residential And commercial developments as Licensed Architect and General Contractor in various communities in the States of Colorado, California, and New Mexico, and Internationally in China and Indonesia. Community Master planning experiences in Boulder and Denver, Colorado.*
- *B. Envd. & Architecture Degree – Univ. of Colorado/Boulder*
- *M. Arch Architectural – Univ. of Colorado /Denver*

Urban and Master Planning Lead

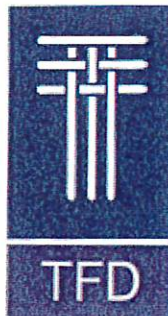
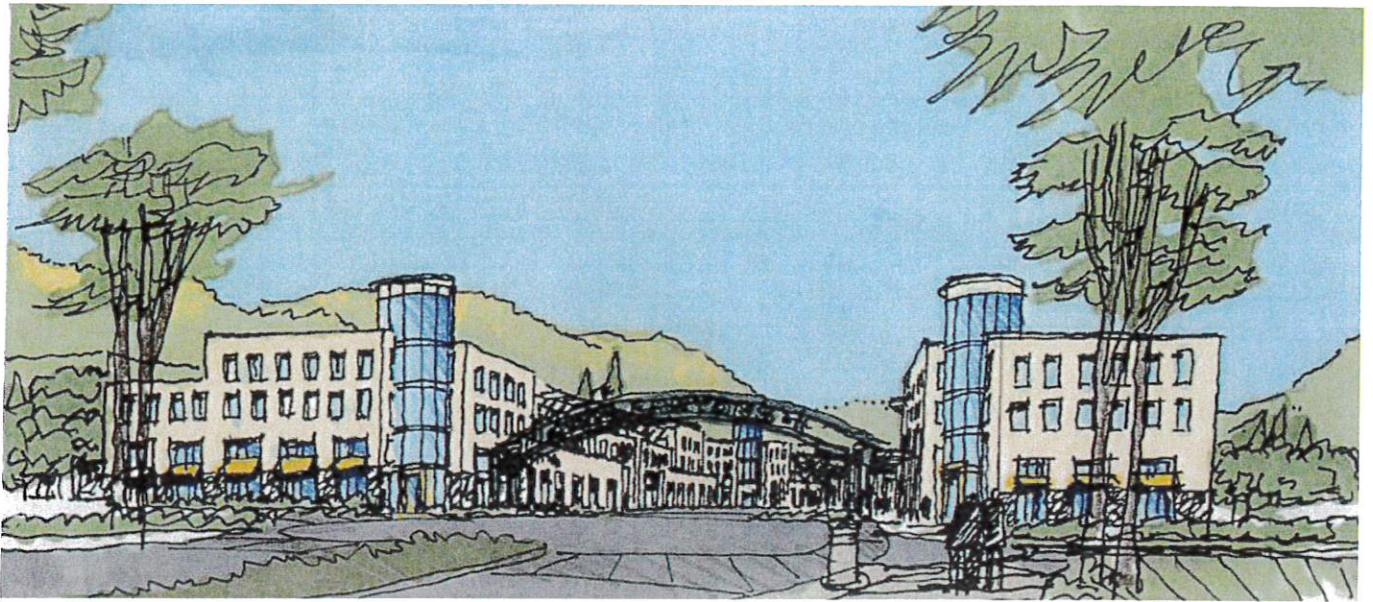
❖ *Achin Kundu, Senior Urban Planner, AICP*

- *Experienced in Urban & Master Planning and Disney Resort/Amusement/Theme Parks - Master Planning of larger Mixed-Use Residential & Commercial properties and major land tracts of phased developments.*
- *Universal Theme Parks, CA, and China Shanghai Commissions*
- *Stand -alone Waterfront International Hotel Developments for Intercontinental Hotels Master Planning Internationally in China and Indonesia. Community Master planning experiences in Los Angeles and San Diego.*
- *B. Arch – Univ. of Calcutta, India*
- *M. Urban Planning and Regional Studies – Univ. of Southern California /Los Angeles*

Urban and Master Planning - Sr. Associate

❖ *Curtis Westfall, II, - Senior Urban Planner, AICP, ASP*

- *Experienced in Urban & Master Planning and Disney Resort/Amusement/Theme Parks - Master Planning of larger Mixed-Use Residential & Commercial properties and major land tracts of phased developments.*
- *Universal Theme Parks, CA, and China Shanghai Commissions*
- *Stand -alone Waterfront International Hotel Developments for Intercontinental Hotels*
- *Master Planning Internationally in China and Indonesia. Community Master planning experiences in Los Angeles and San Diego.*
- *B.Arch. – Univ. of Florida – Gainesville, Florida*
- *M. Urban & Regional Planning– Univ. of Florida – Gainesville, Florida*
- *M. Urban Planning and Regional Studies – Univ. of Colorado*
- *M. Real Estate and Project Management – Univ. of Denver*



303.525.6446 Mobile
larry@transformdevelopment.com
www.transformdesigninternational.com

TOOELE CITY CORPORATION

RESOLUTION 2022-52

A RESOLUTION OF THE TOOELE CITY COUNCIL ACKNOWLEDGING MAYOR WINN'S APPOINTMENTS OF TOOELE DOWNTOWN ALLIANCE COMMITTEE MEMBERS.

WHEREAS, the State of Utah Office of Economic Opportunity has initiated the Utah Main Street Program, part of the Main Street American movement, for the purpose of revitalizing Utah's downtowns; and,

WHEREAS, on October 6, 2021, the City Council approved Resolution 2021-93, indicating Tooele City Corporation's support for the revitalization and economic focus of the Utah Main Street Program and expressing its desire to become a designated community; and,

WHEREAS, on October 6, 2021, the Tooele City Council approved Resolution 2021-94 acknowledging the reconstitution of the Downtown Alliance, comprised of downtown property and business owners, to promote the success of Tooele City's downtown; and,

WHEREAS, Mayor Winn has appointed one person as a committee member, under City Administration supervision; and,

WHEREAS, the City Administration seeks the City Council's acknowledgement of the appointment of committee members for purposes of establishing a clear record of the dates and names involved and of presenting united legislative and executive support for this important effort; and,

WHEREAS, the appointee is SharLynn Mueller (see Exhibit A, containing the appointees' expressions of interest):

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the Tooele City Council hereby acknowledges the appointment of SharLynn Mueller as a Downtown Alliance committee member.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2022.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, City Attorney

Exhibit A

Downtown Alliance Committee Members
Appointed by Mayor Winn

Downtown Alliance - Committee Members (Resolution 2022-52)

<u>Name</u>	<u>Why are you interested in joining the Tooele Downtown Alliance?</u>	<u>How can you contribute to this committee?</u>
<u>SharLynn Mueller</u>	<u>USU Tooele would like to get more involved in the community and connect with more businesses.</u>	<u>We would like to increase our connections and presence in the community. At USU Tooele we believe in building the community, and we would like to be a part of its growth and development. Having a thriving and vibrant downtown will help build community and in the end help the entire city.</u>

STAFF REPORT

May 19, 2022

To: Tooele City Planning Commission
Business Date: May 25, 2022

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Gossamer Place – Minor Subdivision Request

Application No.: P21-958
Applicant: Pete Mittank, representing Double A
Project Location: 296 East 600 North
Zoning: R1-7 Residential Zone
Acreage: 1.28 Acres (Approximately 55,756 ft²)
Request: Request for approval of a Minor Subdivision in the R1-7 Residential zone regarding description the creation of three residential lots.

BACKGROUND

This application is a request for approval of a Minor Subdivision for approximately 1.28 acres located at 296 East 600 North. The property is currently zoned R1-7 Residential. The applicant is requesting that a Minor Subdivision be approved to allow for the development of the currently vacant site as single-family residential or duplex style homes. The subdivision will result in three new residential lots.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Medium Density Residential land use designation for the subject property. The property has been assigned the R1-7 Residential zoning classification, supporting approximately five dwelling units per acre. The R1-7 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. The subject property is surrounded on all sides by properties zoned R1-7 Residential. There is a legally non-conforming multi-family residential development located to the west. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The subdivision proposes to divide a 1.28 acre parcel into three lots ranging in size from 14,000 square feet up to 27,800 square feet. The subdivision lots are double the minimum lot size of the R1-7 Residential zoning district to facilitate the construction of duplex style residences. Duplexes are permitted in the zone but the lot must be 14,000 square feet. Each lot easily meets or exceeds the minimum standards required by the R1-7 Residential zoning district for lot sizes, lot widths and lot frontages.

The property is a deep property and thus the need of a flag lot. Lot 1, the largest of the three lots will include the 162 foot long staff portion and lot 2 will utilize the staff portion of lot 1 for access. The staff is 24 feet wide and includes an all inclusive access and utility easement guaranteeing perpetual use for access and utilities to both lots 1 and 2. The flag lot as proposed meets or exceeds the minimum standards for flag lots as required by the Tooele City Subdivision ordinance. The ordinance requires that

the staff portion of the flag lot be paved with either asphalt or concrete. Paving will need to be done before occupancy is granted to homes on either lot 1 or 2.

600 North is an existing right-of-way and no right-of-way dedication is necessary. The developer will be installing frontage improvements including curb, gutter, park strip and sidewalk along the 600 North frontage. Lot 3 will be directly accessing 600 North and will not be part of the flag lot arrangement.

Lot 3 does include a storm water retention basin adjacent to 600 North. This basin is protected in an easement and will collect storm water from the paved staff of the flag lot and from other impervious locations within the subdivision.

Criteria For Approval. The procedure for approval or denial of a Subdivision Preliminary Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-10 and 11 of the Tooele City Code.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Minor Subdivision submission and has issued a recommendation for approval for the request.

Engineering and Public Works Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Minor Subdivision submission and have issued a recommendation for approval for the request.

STAFF RECOMMENDATION

Staff recommends approval of the request for Gossamer Place Minor Subdivision by Pete Mittank, representing Double A, application number P21-958, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

6. All lots within the subdivision meet or exceed the minimum requirements of the R1-7 Residential zone for lot size, lot width and lot frontages.
7. The flag lot within the subdivision meets or exceeds the minimum requirements for flat lots as required by the Tooele City Subdivision ordinance.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Gossamer Place Minor Subdivision Request by Pete Mittank, representing Double A for the purpose of creating 3 residential lots, application number P21-958, based on the findings and subject to the conditions listed in the Staff Report dated May 19, 2022:”

1. List any additional findings and conditions...

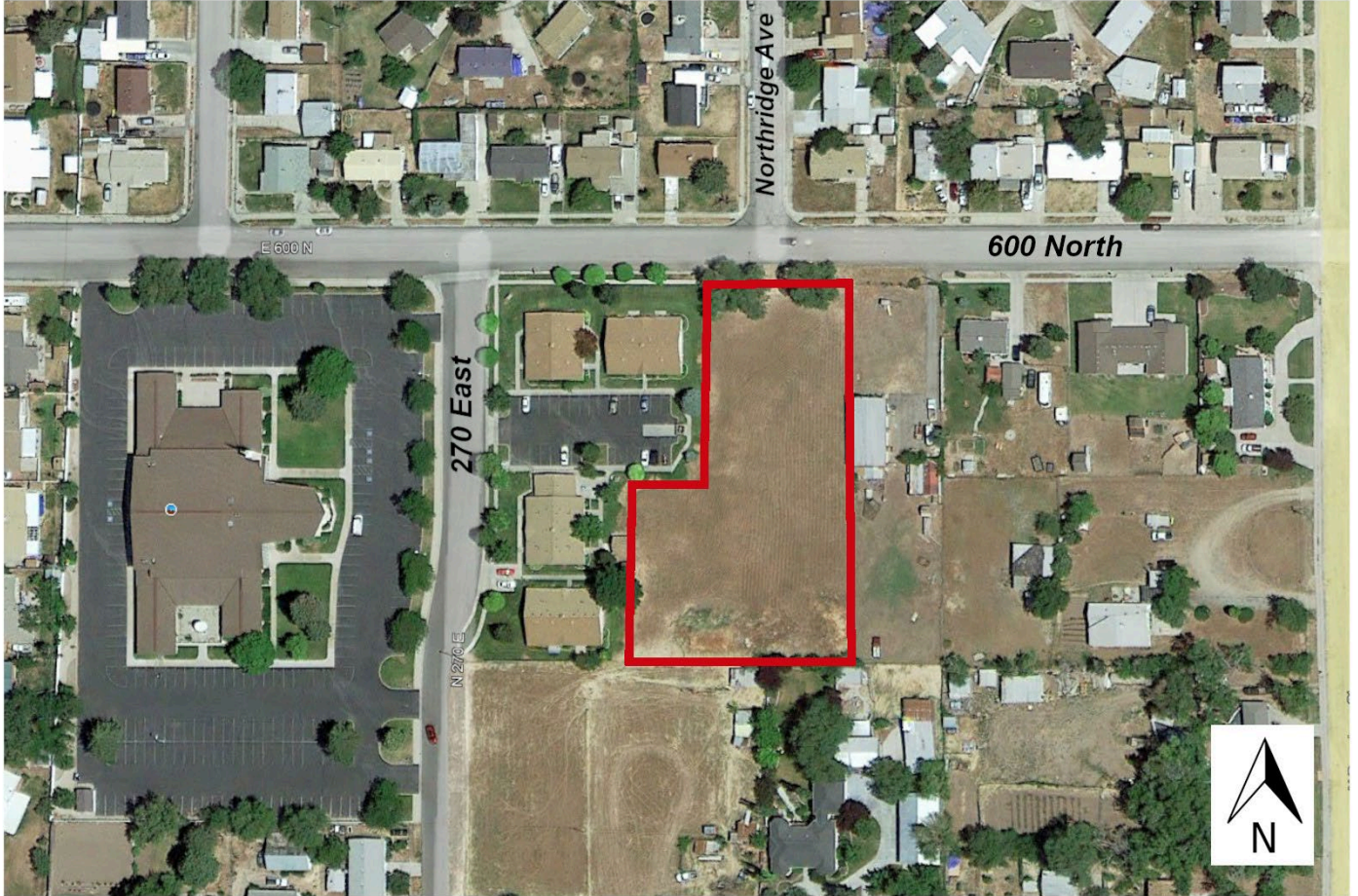
Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Gossamer Place Minor Subdivision Request by Pete Mittank, representing Double A for the purpose of creating 3 residential lots, application number P21-958, based on the following findings:”

1. List findings...

EXHIBIT A

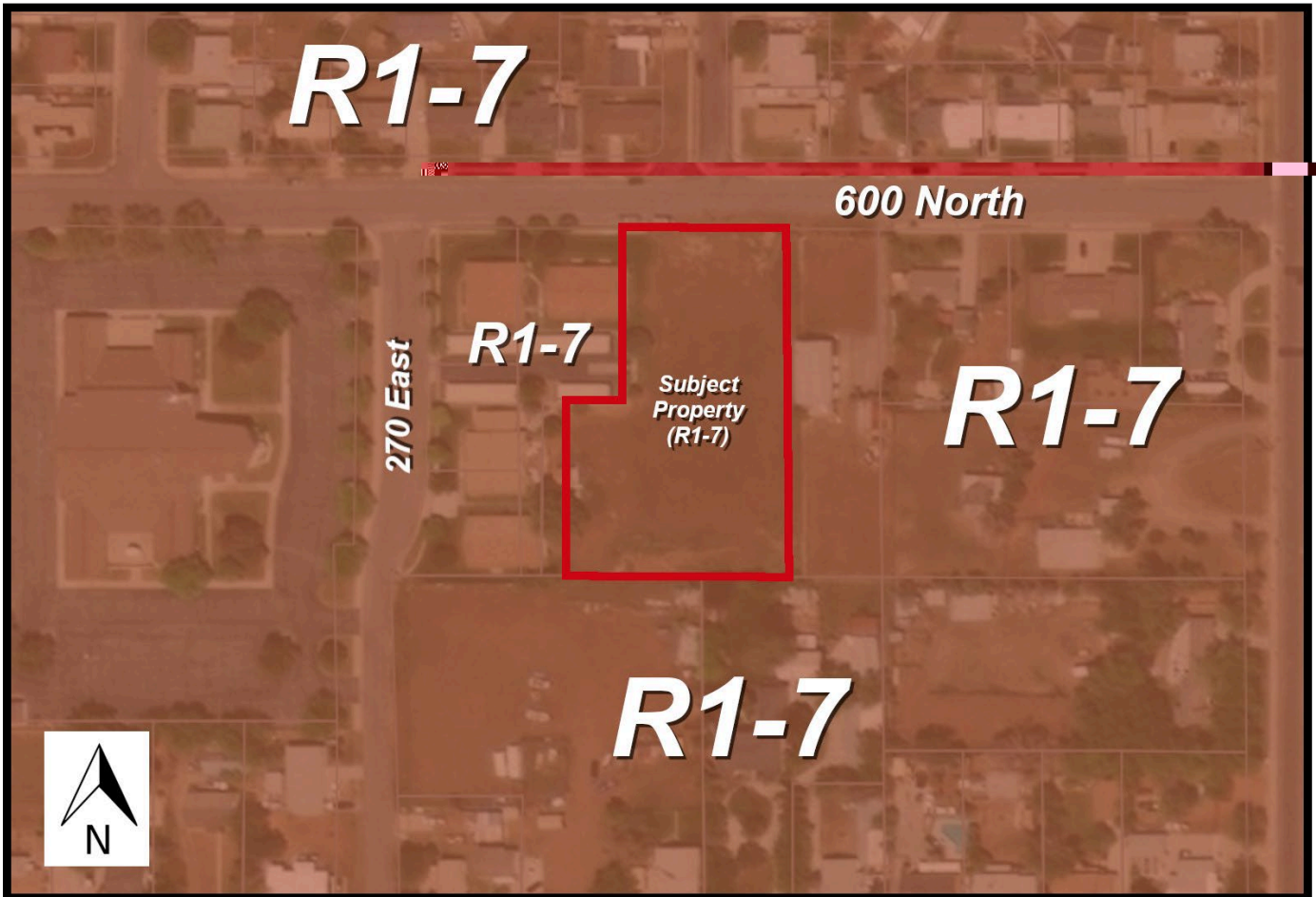
MAPPING PERTINENT TO THE GOSSAMER PLACE MINOR SUBDIVISION

Gossamer Place Minor Subdivision



Aerial View

Gossamer Place Minor Subdivision



Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS

Tooele City Development Review

Submittal # 5 02/01/2022

APPROVED
P Hansen
City Engineer
02/11/2022

PROVIDE ENGINEER'S COST ESTIMATE FOR ALL WORK WITHIN PUBLIC WAY FOR BOND AND FEE CALCULATION

PROVIDE FINAL INFORMATION REGARDING LOT COVERAGE FOR WATER RIGHTS CALCULATION

APPROVED
J Grandpre
Public Works
02/11/2022

APPROVED
A Aagard
Planning Department
02/11/2022

GOSSAMER PLACE SUBDIVISION

A RESIDENTIAL SUBDIVISION

TOOELE, UTAH

FINAL PLAN SET

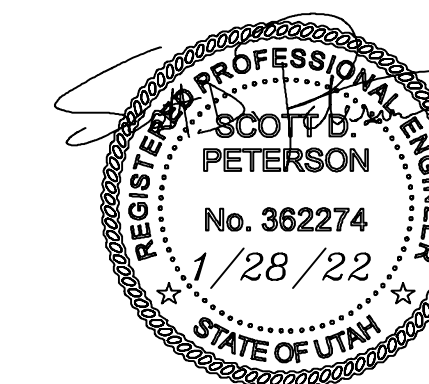
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY AND INDEX
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
PP-01	PLAN & PROFILE - 600 NORTH STA. 10+00 TO STA. 12+00
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET

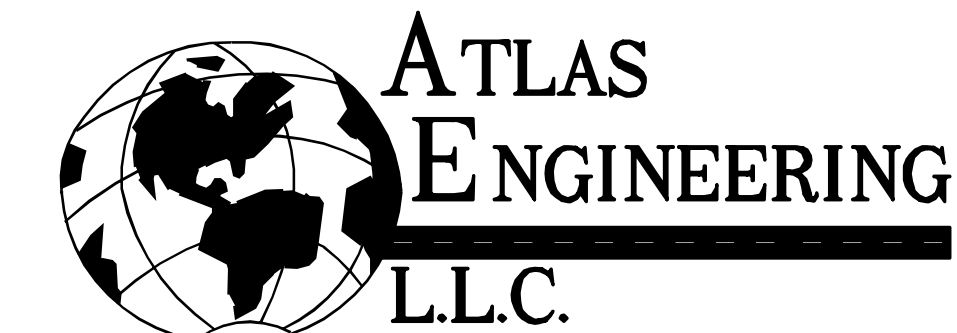


VICINITY MAP

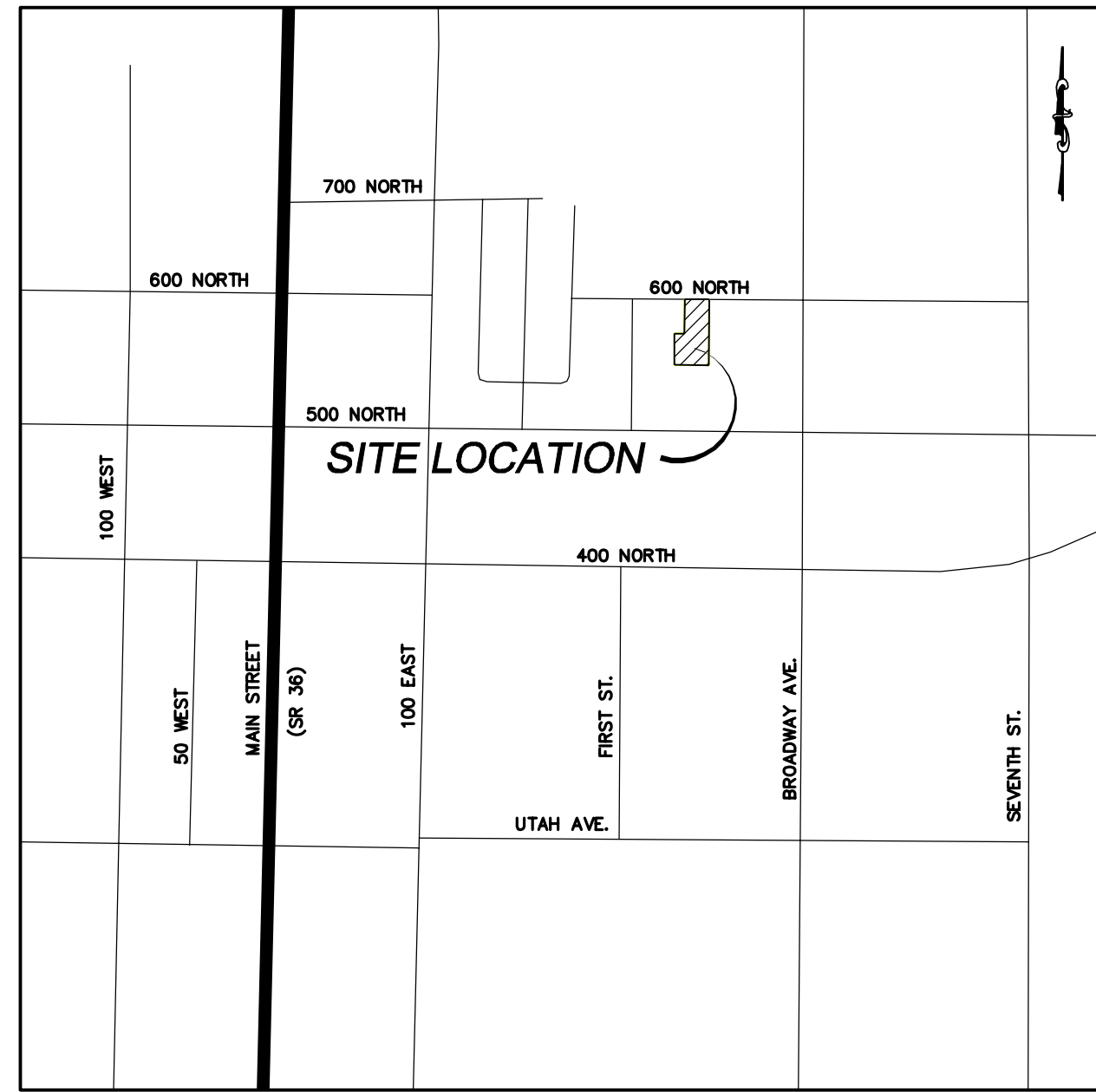
-NTS-



GOSSAMER PLACE SUBDIVISION



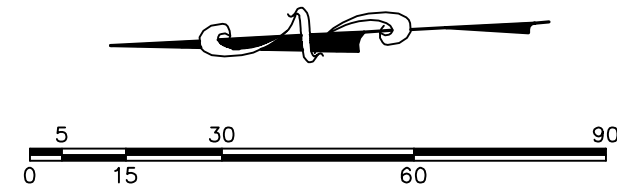
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP
-NTS-

LEGEND

- FOUND BRASS CAP
- FOUND REBAR & CAP
- SET 5/8" REBAR & CAP
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE



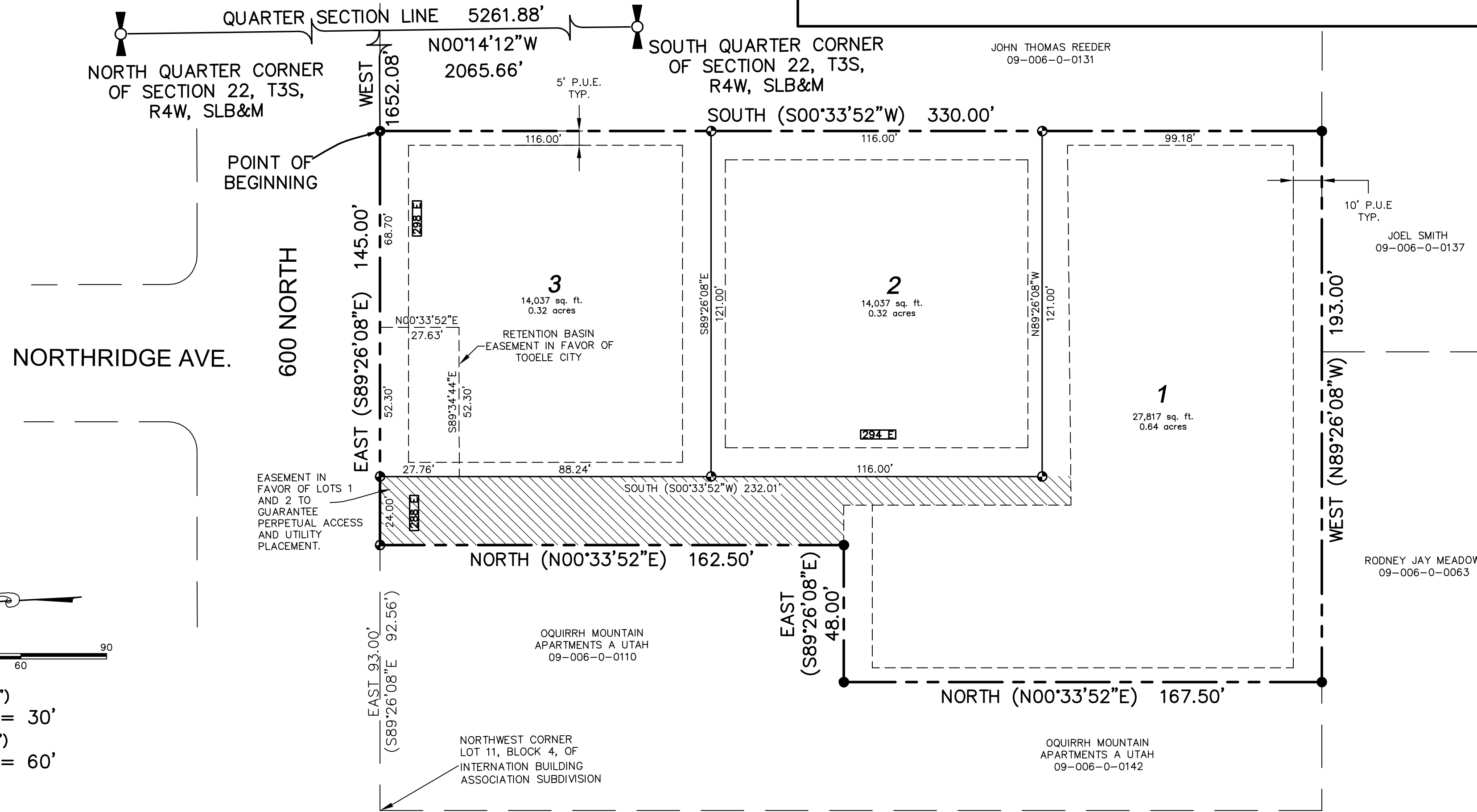
(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

NOTES: 1. FIELD ROTATED BEARINGS SHOWN IN PARENTHESIS.

**MINOR SUBDIVISION
GOSSAMER PLACE SUBDIVISION**

TOOELE CITY, TOOELE COUNTY, UTAH

CONTAINING 3 LOTS AND 1.28 ACRES.
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 600 NORTH, SAID POINT BEING EAST 93.00 FEET (S89°26'08"E 92.56 FEET) FROM THE NORTHWEST CORNER OF LOT 11, BLOCK 4, INTERNATIONAL BUILDING ASSOCIATION SUBDIVISION, SAID POINT ALSO BEING LOCATED N00°14'12"W 2065.66 FEET ALONG THE QUARTER SECTION LINE AND WEST 1652.08 FEET AND N89°26'08"W 145.00 FEET FROM THE FOUND SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST (S89°26'08"E) 145.00 FEET ALONG SAID 600 NORTH; THENCE SOUTH (S00°33'52"W) 330.00 FEET; THENCE WEST (N89°26'08"W) 193.00 FEET; THENCE NORTH (N00°33'52"E) 167.50 FEET; THENCE EAST (S89°26'08"E) 48.00 FEET; THENCE NORTH (N00°33'52"E) 162.50 FEET TO SAID SOUTHERLY LINE OF 600 NORTH, TO THE POINT OF BEGINNING.
CONTAINING 1.28 ACRES.

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR _____ DATE _____

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

GOSSAMER PLACE

THE UNDERSIGNED OWNER(S) HEREBY CONVEY TO TOOELE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSE SHOWN AND/OR NOTED HEREON.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____ A.D. 20____.

MEMBER: _____

MEMBER: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH >>S.S.
COUNTY OF TOOELE
ON THE _____ DAY OF _____, A.D. 2022

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DUTY SWORN, ACKNOWLEDGE ME THAT HE/SHE/THEY SIGNED THE OWNER'S DEDICATION, _____ IN NUMBER, FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____
RESIDING IN _____ COUNTY.
NOTARY PUBLIC

TOOELE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT

TOOELE CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20____.
BY THE TOOELE CITY COUNCIL.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20____.

ROCKY MOUNTAIN POWER

BY: _____

TITLE: _____

COUNTY TREASURER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER

CITY ATTORNEY'S APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

TOOELE CITY ATTORNEY

DOMINION ENERGY

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGE AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS _____ DAY OF _____ A.D. 20____.

DOMINION ENERGY

BY: _____

TITLE: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH >>S.S.
COUNTY OF TOOELE
ON THE _____ DAY OF _____, A.D. 2022

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DUTY SWORN, ACKNOWLEDGE ME THAT HE/SHE/THEY SIGNED THE OWNER'S DEDICATION, _____ IN NUMBER, FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____
RESIDING IN _____ COUNTY.
NOTARY PUBLIC

GOSSAMER PLACE SUBDIVISION

TOOELE CITY, TOOELE COUNTY, UTAH

CONTAINING 3 LOTS AND 1.28 ACRES.
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CITY ENGINEER'S APROVAL

APPROVED THIS _____ DAY OF _____, 20____.

TOOELE CITY ENGINEER

COMMUNITY DEVELOPMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.

TOOELE CITY COMMUNITY DEVELOPMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY TOOELE CITY PLANNING COMMISSION.
RECORD OF SURVEY FILE #0021-0017

CHAIRMAN TOOELE PLANNING COMMISSION

COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY TOOELE COUNTY SURVEY DEPARTMENT
RECORD OF SURVEY FILE #0021-0017

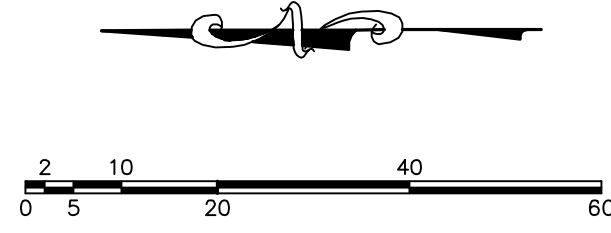
TOOELE COUNTY SURVEY DIRECTOR

TOOELE COUNTY RECORDER

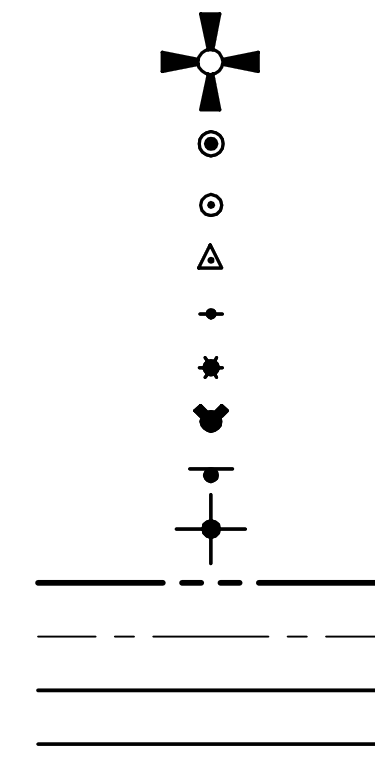
RECORDED# _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE\$ _____ TOOELE COUNTY RECORDER



(24"x36")
 SCALE 1" = 20'
 (11"x17")
 SCALE 1" = 40'



LEGEND	
SECTION CORNER	SECTION LINE
FOUND ALUMINUM CAP	EASEMENT
SET 5/8" IRON PIN	EXISTING DEED LINE
CALCULATED POINT, NOT SET	EDGE OF PAVEMENT
EXISTING POWER POLE	EXISTING OVER HEAD POWER
PROPOSED STREET LIGHT	EXISTING FENCE LINE
PROPOSED FIRE HYDRANT	EXISTING DITCH
PROPOSED SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPOSED STREET SIGN	PROPOSED STORM DRAIN
PROPERTY BOUNDARY	PROPOSED PVC SDR-35 SEWER W/MH
CENTERLINE	PROPOSED CULINARY WATERLINE
RIGHT-OF-WAY LINE	PROPOSED PRESSURIZED IRRIGATION
LOT LINE	

CONSTRUCTION NOTES:

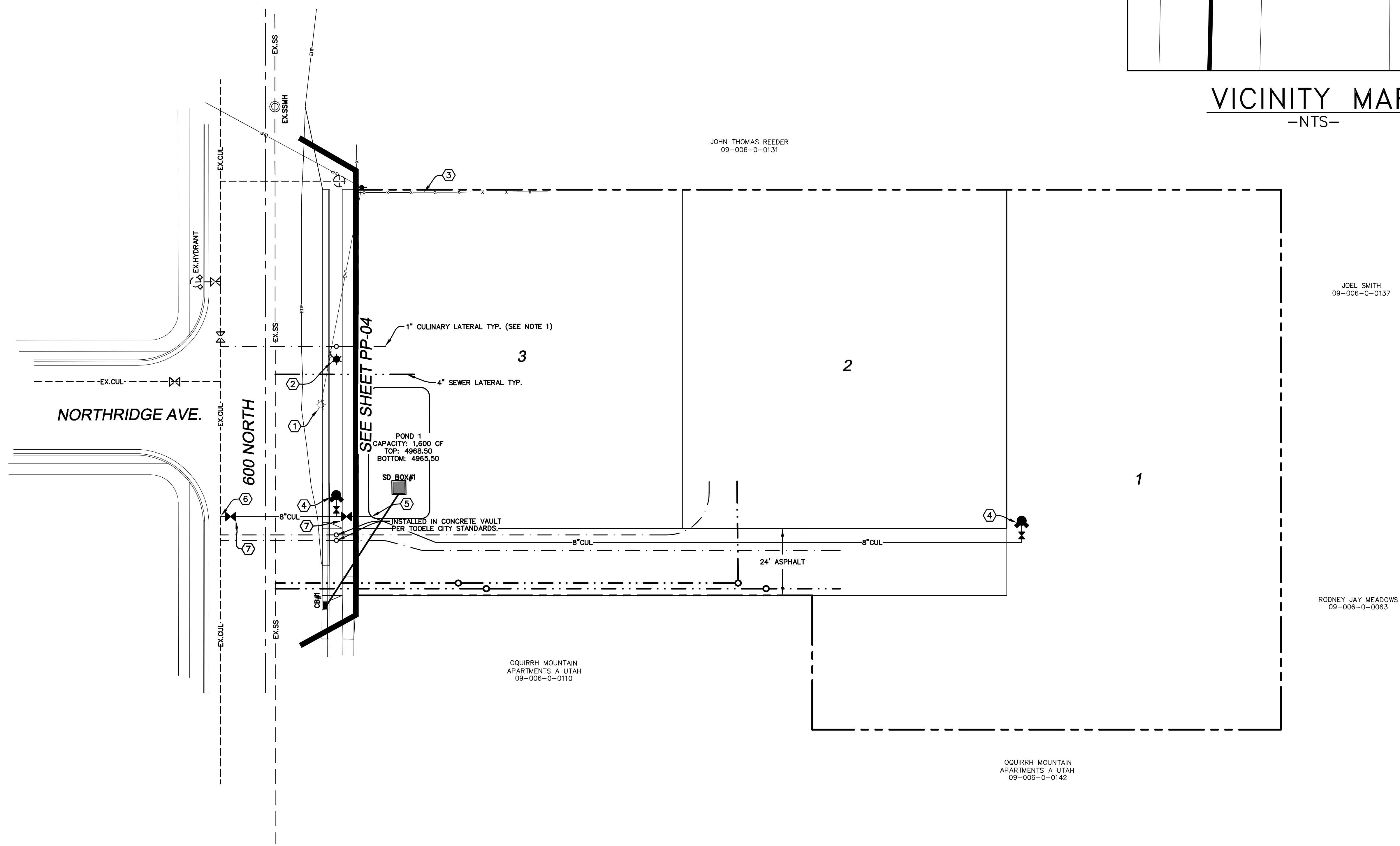
- EXISTING STREETLIGHT TO BE RELOCATED.
- INSTALL STREETLIGHT PER TOOELE CITY STANDARDS.
- EXISTING FENCE TO REMAIN.
- INSTALL HYDRANT PER TOOELE CITY STANDARDS.
- CAP/PLUG AND MARK TO SURFACE. THE FIRE LINE AND HYDRANT WILL BE REQUIRED FOR EITHER LOT 1 OR 2, WHICHEVER DEVELOPS FIRST.
- LOCATE AND TIE TO EXISTING WATERLINE USING 6" HOT TAP. FIELD VERIFY EX. 6" CULINARY LINE SIZE PRIOR TO CONSTRUCTION.
- INSTALL 8" CULINARY VALVE PER TOOELE CITY STANDARDS.

NOTES:

- CULINARY LATERAL DISTRIBUTION LINES FROM WATER METERS TO HOMES MUST BE A MINIMUM OF 1-1/4" PIPES.
- SEWER CLEANOUT LIDS MUST BE TRAFFIC RATED WHERE WITHIN A DRIVE AREA.



VICINITY MAP
 -NTS-



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UTILITY AND INDEX
 TOOELE, UTAH

GOSSAMER PLACE
 ATLAS SUBDIVISION
 ENGINEERING
 L.L.C.

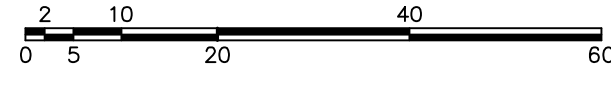
PHONE: 801-655-0566
 FAX: 801-655-0109
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

RODNEY JAY MEADOWS
 09-006-0-0063

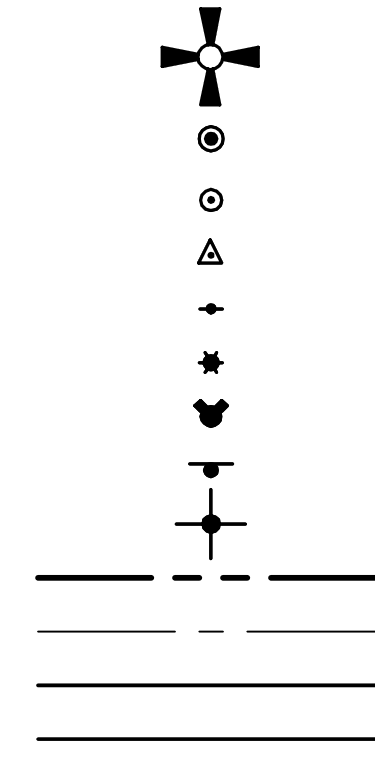
JOEL SMITH
 09-006-0-0137

QUIRRH MOUNTAIN APARTMENTS A UTAH
 09-006-0-0142

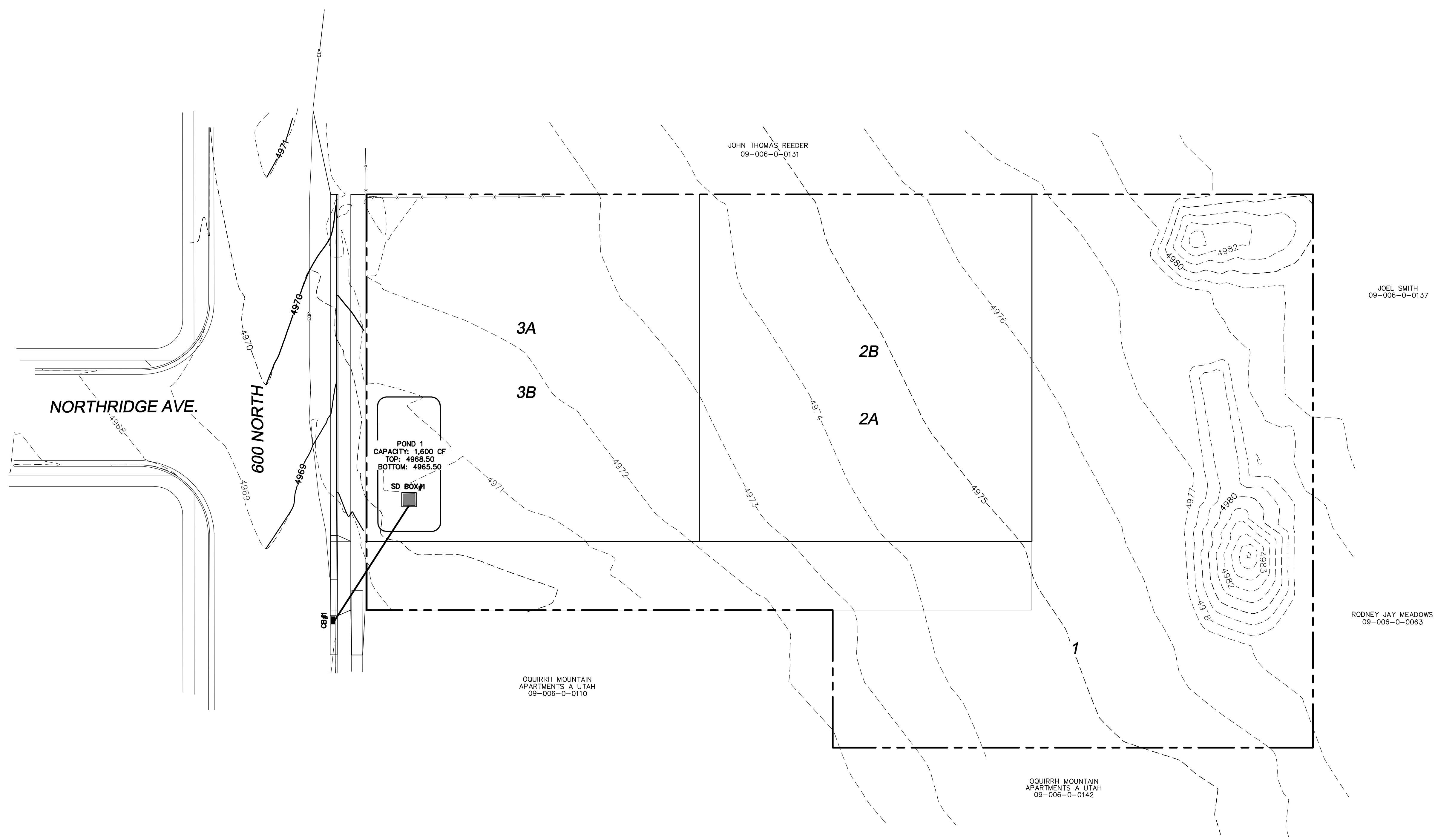
QUIRRH MOUNTAIN APARTMENTS A UTAH
 09-006-0-0142



(24"x36")
 SCALE 1" = 20'
 (11"x17")
 SCALE 1" = 40'



LEGEND	
SECTION CORNER	SECTION LINE
FOUND ALUMINUM CAP	EASEMENT
SET 5/8" IRON PIN	EXISTING DEED LINE
CALCULATED POINT, NOT SET	EDGE OF PAVEMENT
EXISTING POWER POLE	EXISTING OVER HEAD POWER
PROPOSED STREET LIGHT	EXISTING FENCE LINE
PROPOSED FIRE HYDRANT	EXISTING DITCH
PROPOSED SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPOSED STREET SIGN	PROPOSED STORM DRAIN
PROPERTY BOUNDARY	PROPOSED PVC SDR-35 SEWER W/MH
CENTERLINE	PROPOSED CULINARY WATERLINE
RIGHT-OF-WAY LINE	PROPOSED PRESSURIZED IRRIGATION
LOT LINE	



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GRADING PLAN
 TOOELE, UTAH

GOSSAMER PLACE
ATLAS SUBDIVISION
ENGINEERING
L.L.C.

PHONE: 801-655-0566
 FAX: 801-655-0109
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

RODNEY JAY MEADOWS
 09-006-0-0063

QOUIRRH MOUNTAIN APARTMENTS A, UTAH
 09-006-0-0142

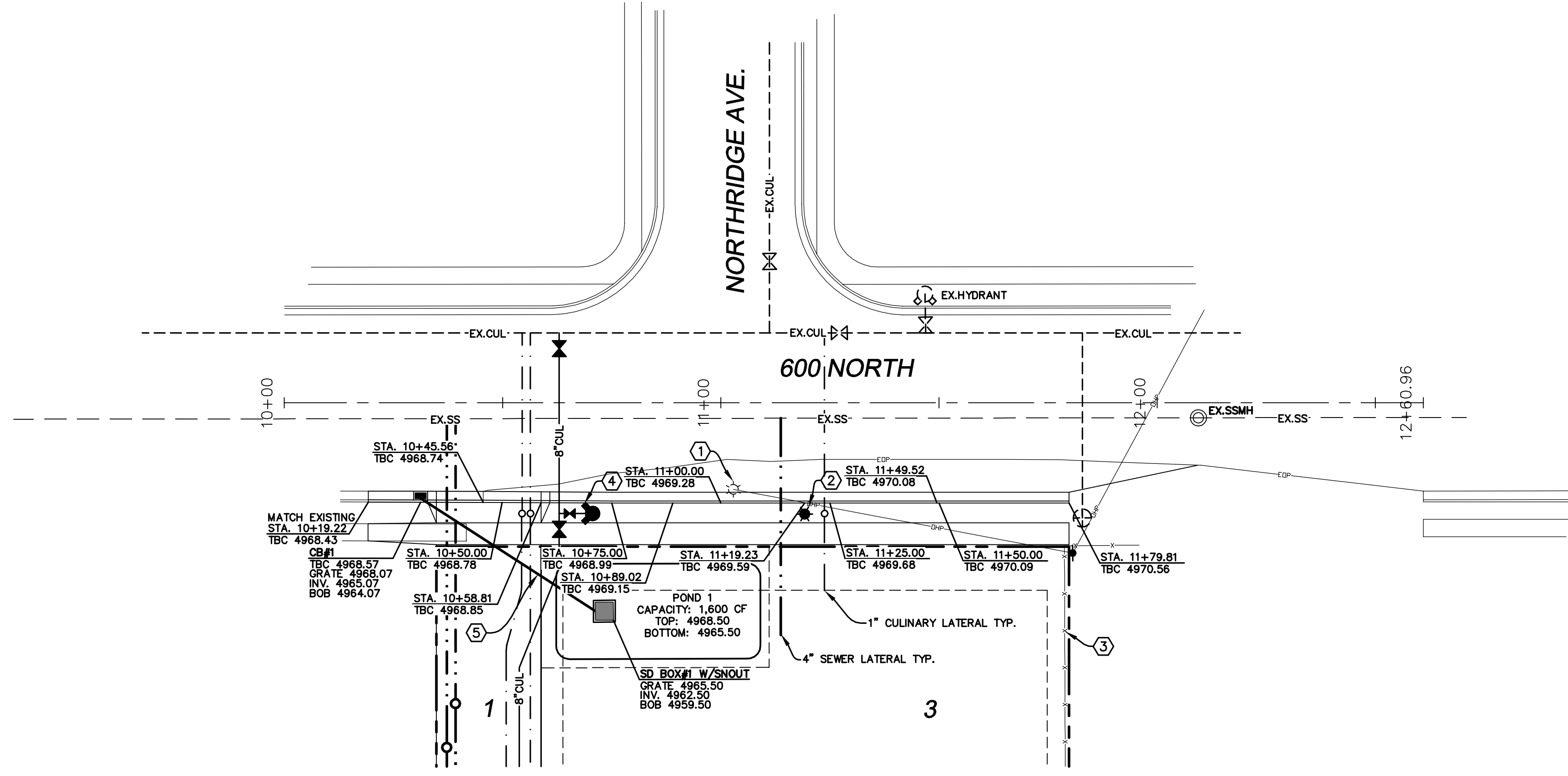
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 09-006-0-0137

JOHN THOMAS REEDER
 09-006-0-0131

QOUIRRH MOUNTAIN APARTMENTS A, UTAH
 09-006-0-0110

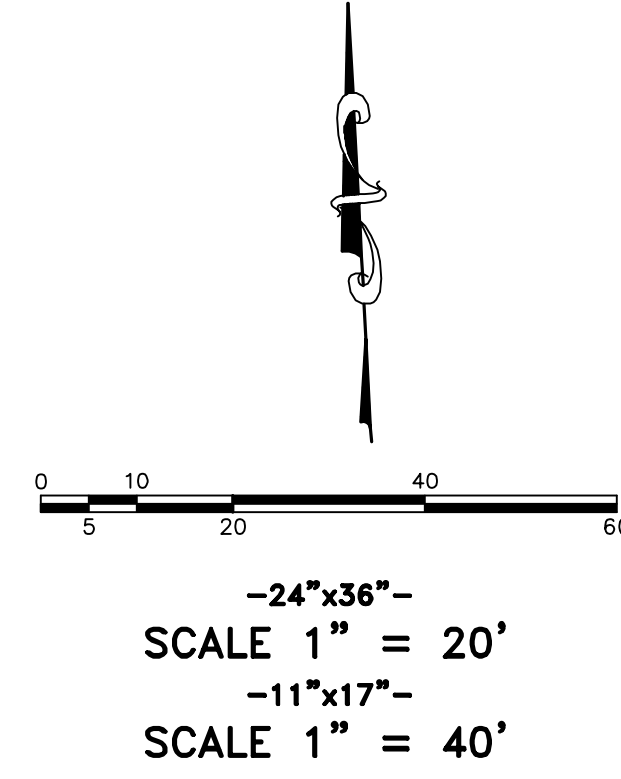
QOUIRRH MOUNTAIN APARTMENTS A, UTAH
 09-006-0-0142

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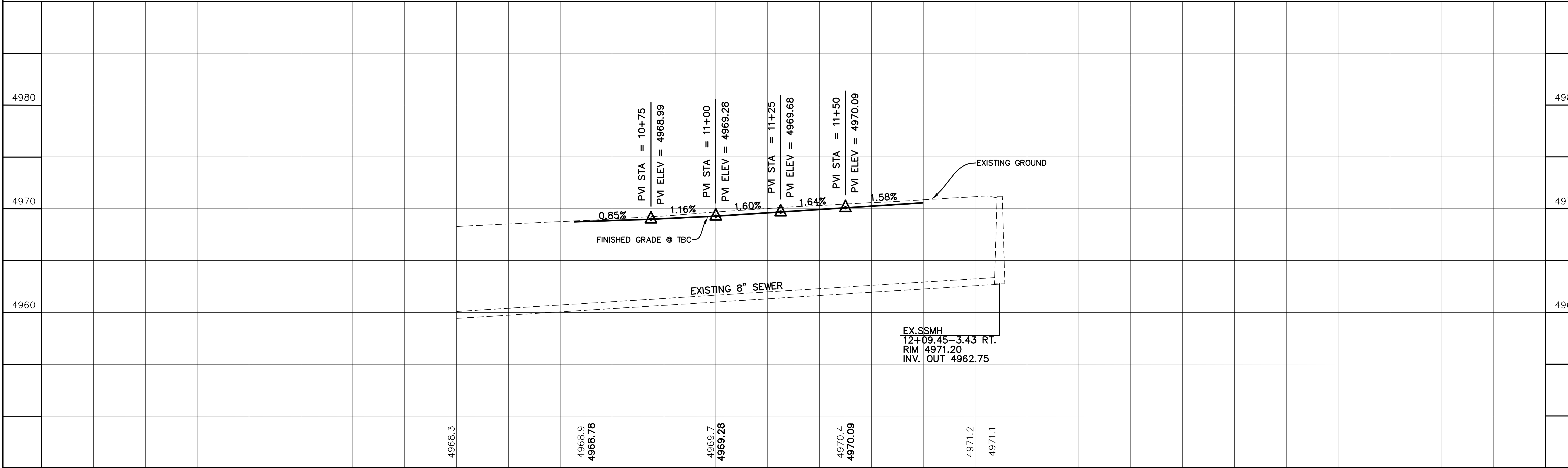


CONSTRUCTION NOTES:

- ① EXISTING STREETLIGHT TO BE RELOCATED.
- ② INSTALL STREETLIGHT PER TOOELE CITY STANDARDS.
- ③ EXISTING FENCE TO REMAIN.
- ④ INSTALL FIRE HYDRANT PER TOOELE CITY STANDARDS.
- ⑤ CONST. 47.75 L.F. 15" ADS @ 5.38%.



10+00 11+00 12+00



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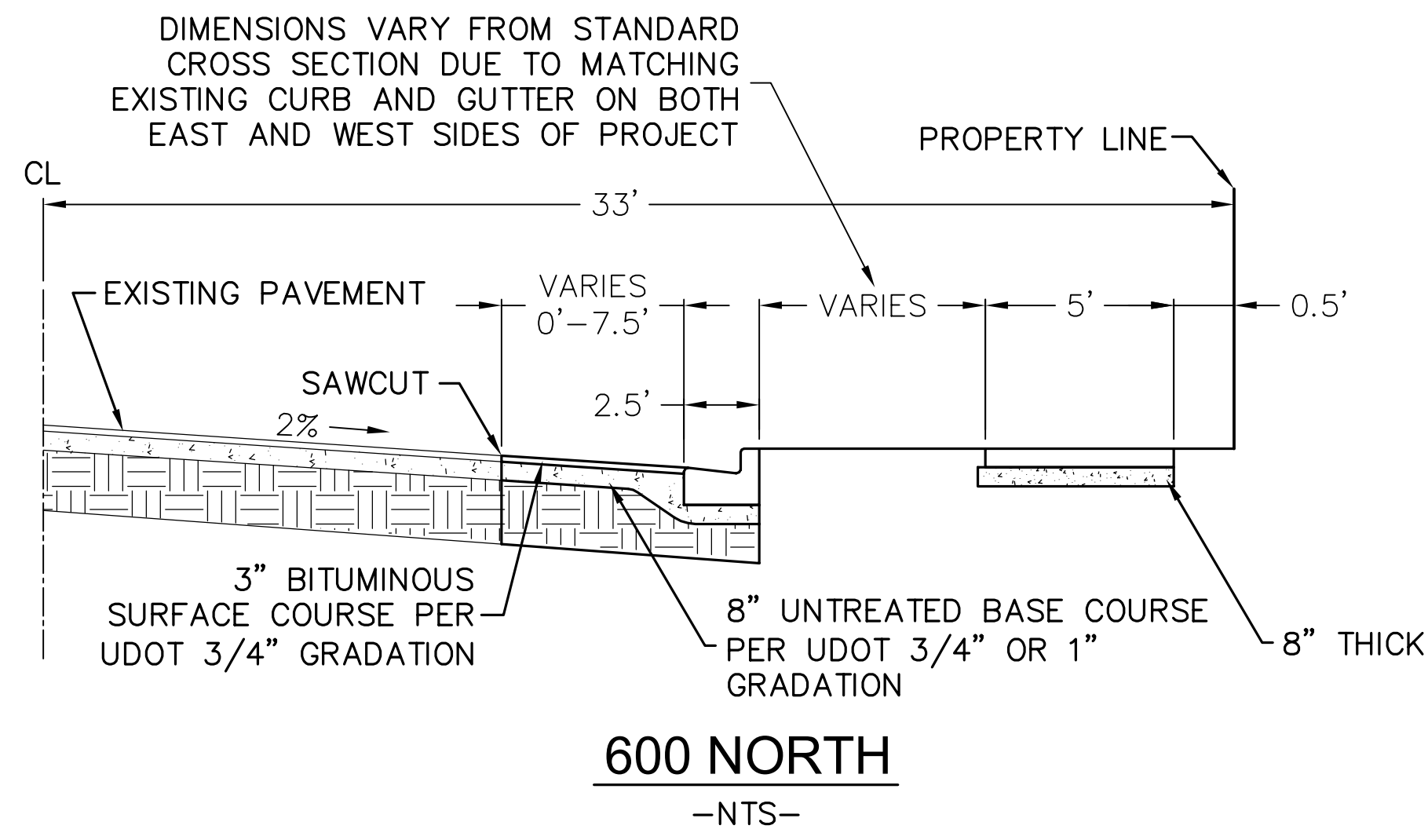
TOOELE, UTAH

GOSSAMER PLACE
ATLAS SUBDIVISION

ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

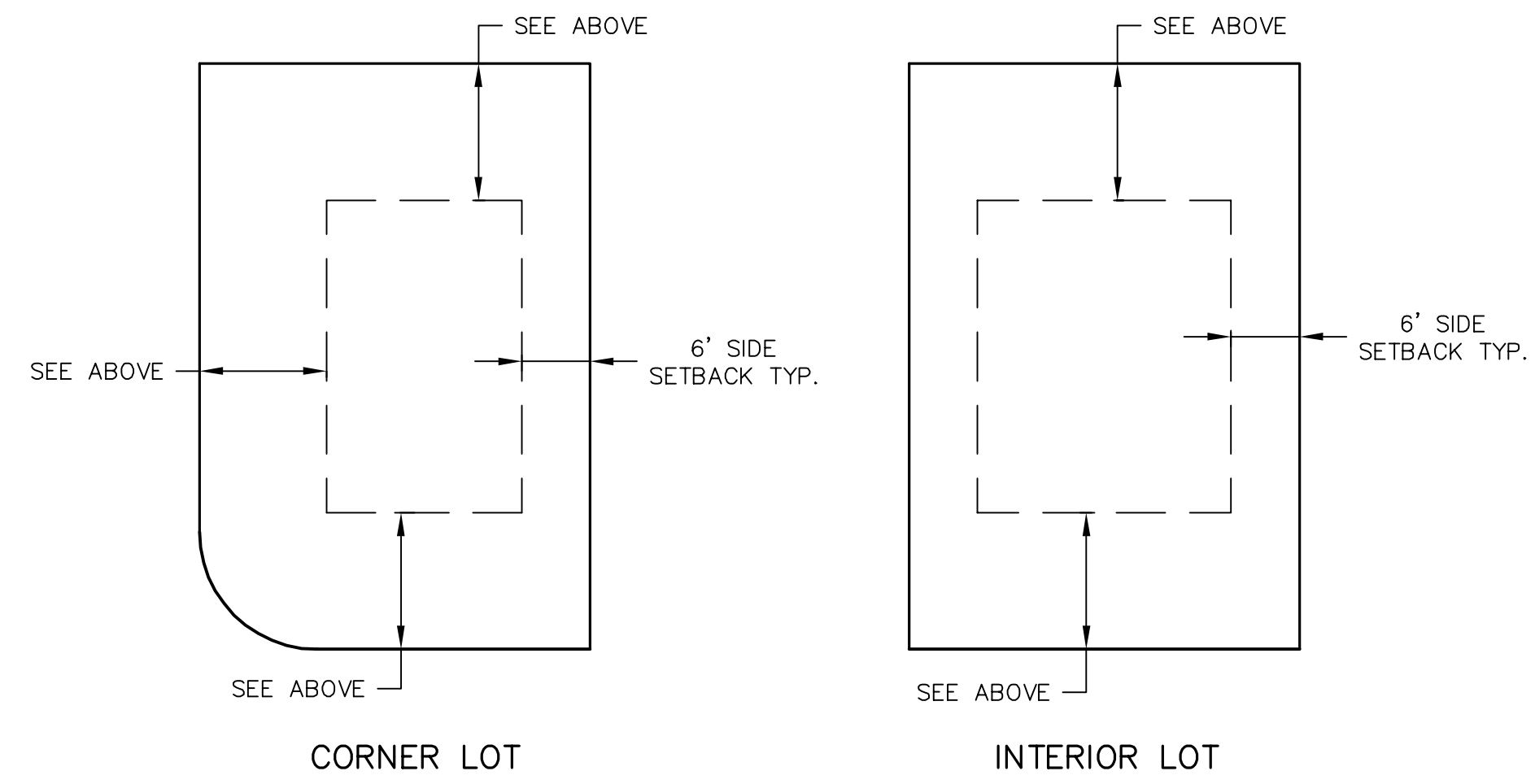
12/28/2022 12:12:10 PM MST



SINGLE FAMILY HOME SETBACKS

INTERIOR LOTS:
 FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
 REAR SETBACK-20'
 SIDE SETBACK-6'

CORNER LOTS:
 FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
 REAR SETBACK-20'
 INTERIOR SIDE-6'
 ROAD SIDE-20' TO 25' (20' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.

DETAIL-TYP. BUILDING SETBACK & EASEMENT

-NTS-

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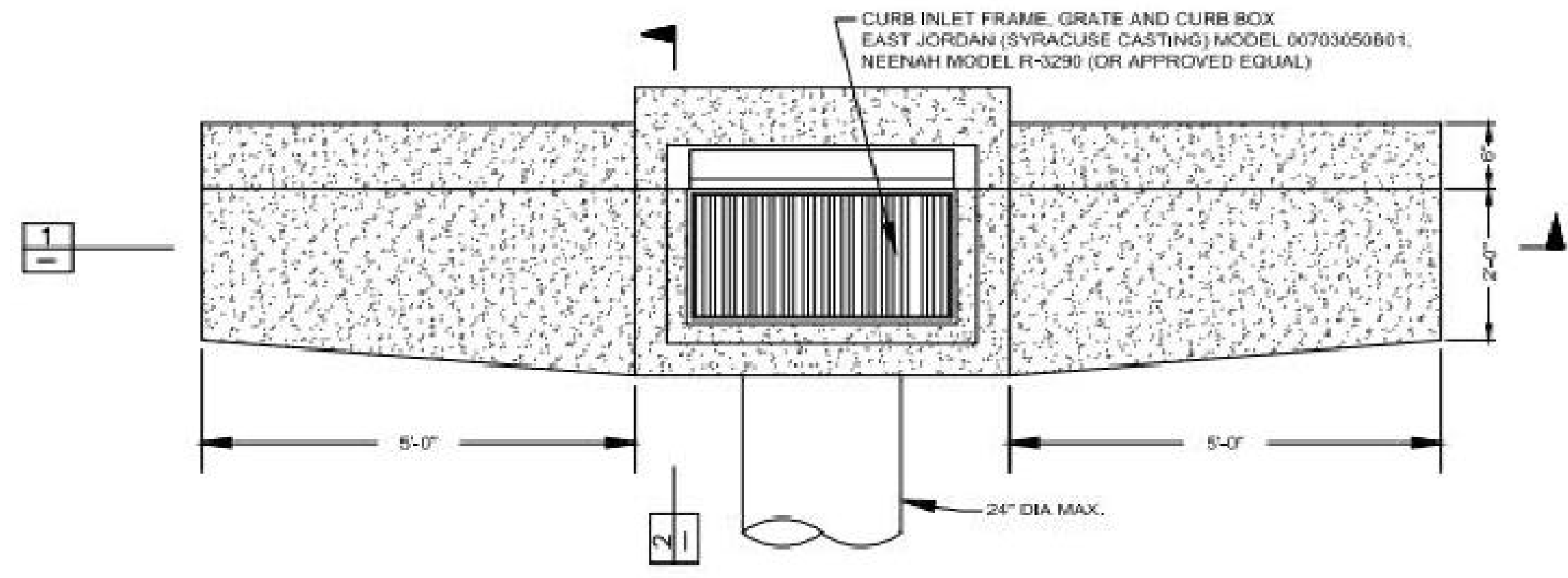
DETAIL SHEET

TOOELE, UTAH

GOSSAMER PLACE
ATLAS SUBDIVISION
ENGINEERING
L.L.C.

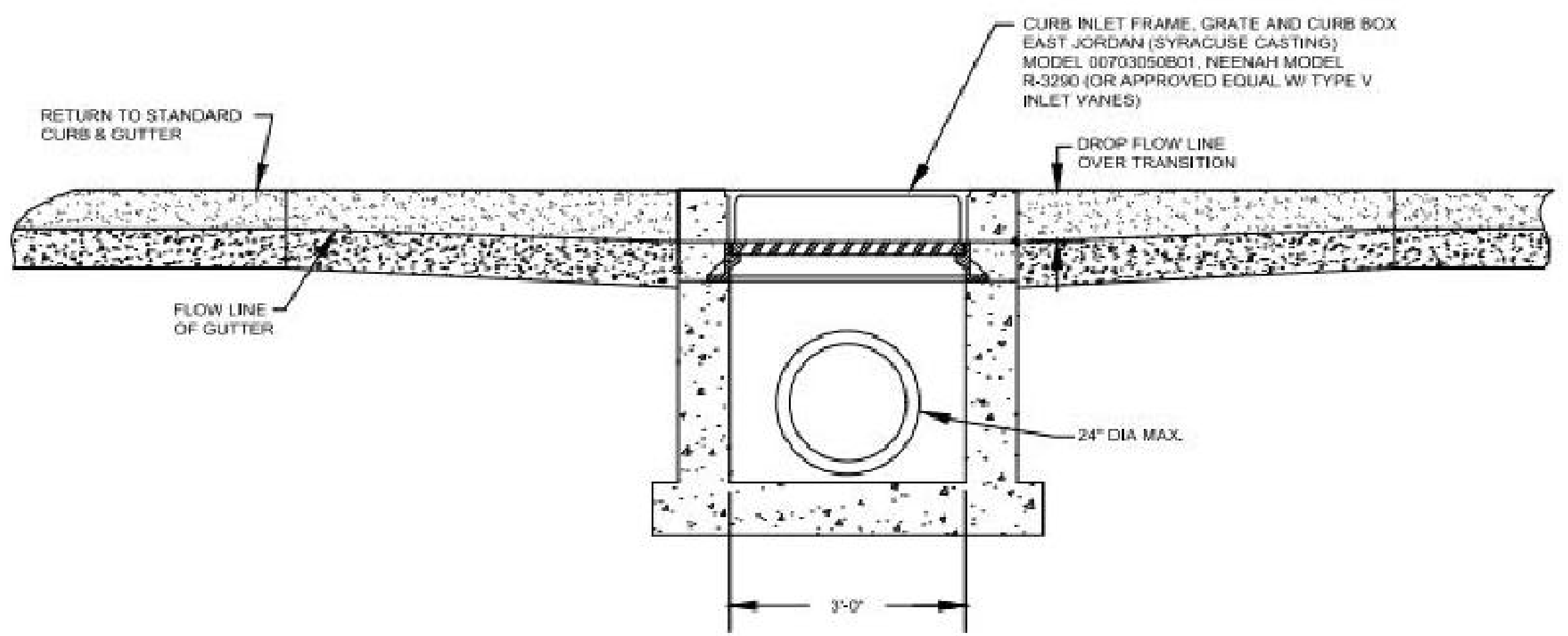
PHONE: 801-655-0566
 FAX: 801-655-0109
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 SPANISH FORK, UT 84660



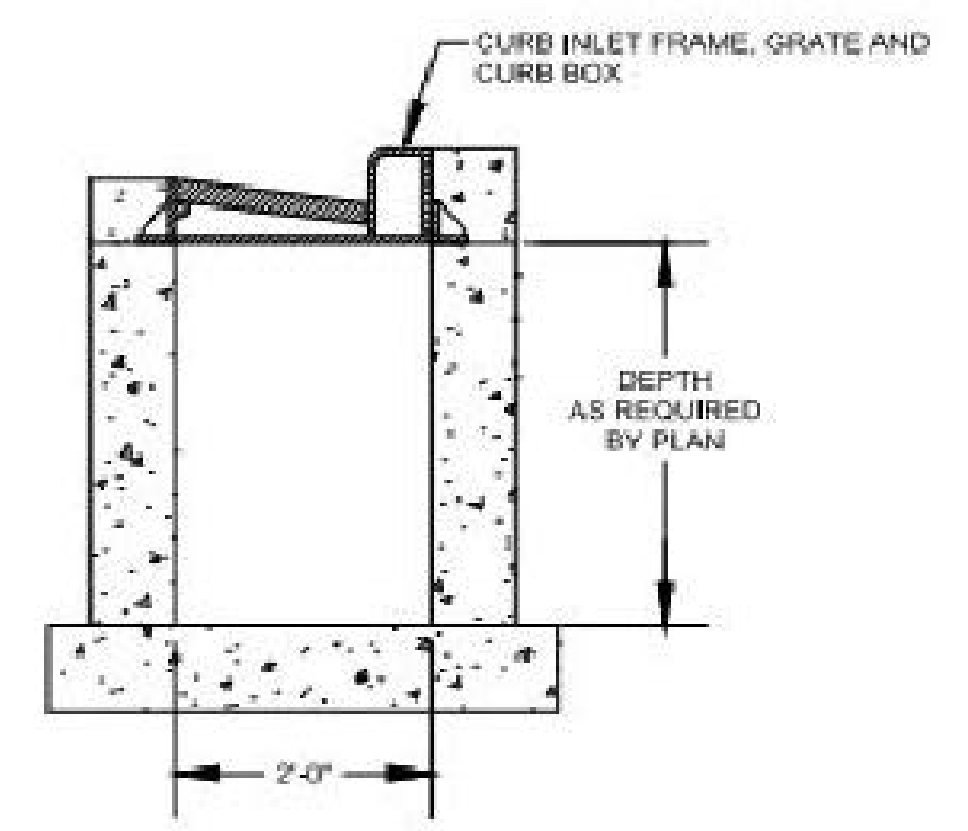


PLAN

NOTE:
PROVIDE SHOP DRAWING OF INLET BOX PRIOR TO
FABRICATION. MINIMUM DESIGN: H-20 LOADING



SECTION 1



SECTION 2

SINGLE STORM DRAIN INLET
DETAIL

Plan No.
315 R
Drawing 1 of 2
1/2021

GLOSSAMER PLACE
ATLAS SUBDIVISION
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

DETAIL SHEET

TOOELE, UTAH

SHEET NO.

DT-02

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Tooele City Council Work Meeting Minutes

Date: Wednesday, May 18, 2022

Time: 5:30 p.m.

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

City Council Members Present:

Ed Hansen
Justin Brady
Tony Graf
David McCall
Maresa Manzione

Planning Commission Members Present:

Chris Sloan

City Employees Present:

Mayor Debbie Winn
Darwin Cook, Parks and Recreation Director
Roger Baker, City Attorney
Michelle Pitt, City Recorder
Holly Potter, Deputy City Recorder
Andrew Aagard, City Planner
Jamie Grandpre, Public Works Director
Paul Hansen, City Engineer
Kami Perkins, HR Director

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairman Brady called the meeting to order at 5:32 p.m.

2. Roll Call

Tony Graf, Present
Ed Hansen, Present
Justin Brady, Present
David McCall, Present
Maresa Manzione, Joined via phone at 7:16pm

3. Mayor's Report

Mayor Winn presented information on the following:

Certificate of completion and acceptance of public works, graduation ceremony at Tooele Technical College, ribbon cutting for Seventh Street paving project being completed this week,

an 18-hole Frisbee disk golf course at Dow James Park, and the Dow James memorial monument.

4. Council Member's Report

The Council Members reported on the events and meetings they attended during the week.

5. Discussion Items

A. Public Comment Period at Public Meetings

Presented by Roger Baker, City Attorney

Mr. Baker presented updated legislative session regarding public comment period at public meetings. It requires the Council to adopt a rule that allows public comment and the parameters. Some Cities require registration in advance for public comment. Time limits are not unusual and are good practice. The open meetings act allows the Council to discuss what the public brings forward. They need a way to enforce the public comment boundaries.

The City Council shared the following questions:

Does the guidelines and rules apply to all meetings or just the business meetings?

How common is the pre-registering to voice concerns during a meeting?

Mr. Baker addressed the Council questions and concerns. The public comment guidelines are only required for City Council Public meetings. Pre-registration had been presented to previous chairs, but never discussed.

The Council Members agreed that pre-registration was not necessary. Many people do not know the agenda until someone invites them to listen. They do like having a timer to help guide the public and keep the meeting controlled. If they follow the County's guidelines, they would like to see bullet three scratched. The city of residence is sufficient and address can be scratched.

Mr. Baker recommends a time rule to be used kindly and leniently. By looking at the County's guidelines, the county has speakers identify their names and their area they live in. Some information presented can be useless to the City if someone is not from Tooele. A draft can be brought forward to be discussed further.

The Council would like to see an email draft before a resolution.

B. Update – Garage Parking Temporary Zoning Ordinance

Presented by Roger Baker, City Attorney

Mr. Baker presented on the garage parking temporary zoning ordinance. Resident parking in a single-family neighborhood is easy to require. Apartment, regulation requires parking lots and covered areas. Townhomes and Condos have become an issue with parking. In proposing options, they can begin with the extremes of garage counts in all times and all spaces and no

other parking is not required. They can allow garage space to not count as parking. Some ideas to move forward in a direction include the following:

They can prohibit garages as storage and requires to use them as parking. It is extremely problematic and not enforceable. They can require developers provide alternative storage in form of detached storage closets with each unit being assigned one. They could require there are drive ways, limit townhome designs, increase visitor parking areas or require another parking lot. If they don't have driveways, there is more pressure and it becomes difficult. Garage parking could count if it is in parking structure or underground parking. It allows more efficient use of the remaining space.

The City Council asked the following questions:

What is the current visitor parking requirement?

Parking is problematic. Can they require underground parking or offer an incentive?

Apartments tend to park on both sides of the street. Are they allowed to charge for parking?

Mr. Baker answered the Council's questions. A quarter space per dwelling is required.

Underground parking would require code change. They could recommend and incentivize somehow. Driveways would be a simple solution and allow design options for developments.

Parking is required by the City for apartment complexes with no additional charge for it. He will bring something forward to the Council on the June 15th work meeting.

C. Proposed Charter Amendments

Presented by Tony Graf, City Council Member

Council Member Graf presented proposed Charter Amendments. They included amending the code regarding the two-year reappointment of the City Recorder being taken away. It is proposed that she be treated as a department head and recommended by the Mayor. Another amendment is including term limits for the City Council. The concern is over time and the longer the elected officials are in office, the effectiveness diminishes. With extensive research done, the National League of Cities has a list of pros and cons regarding term limits. The term limit can result in loss of experience, creates an exit point for people, removes popular leaders, and negatively affect projects the leaders have implemented. It can also increase competitive elections and gives more opportunity. If approved during the general election in 2023, the term limit would start after the voting period without back dating the years involved. If the Council moves forward with either or both the items, they will clean up the language in the Charter.

Chairman Brady addressed some concerns and points of clarification regarding whom the term limits apply to and the reasoning of behind term limits when other Cities do not have them.

Council Member Graf addressed the questions. The term limits would only apply to the City Council. There were term limits for the legislature before it was repealed. The last City that had term limits considered was Sandy in 2018. There is flexibility because there is no statue so they are able to set the parameters.

Mr. Baker clarified that the City Charter and the State Law does not require nor prohibit it, but it will allow the voters to decide. It does require a super-majority from the Council to get on the ballot.

D. Fiscal Year 2022-2023 Budget

Presented by Debbie Winn, Mayor

Mayor Winn presented updates on the Fiscal year 2022-2023 budget. During the May 4th business meeting, the tentative budget was presented. Three minor changes have been made since that presentation. They include the increased price of software for HR department, the cemetery software, and the insurance costs. There will be another budget discussion meeting on June 1st and a final tentative budget vote on June 15.

The Council shared their appreciation for additional time to discuss the budget. As well as the amount allowed for certified tax rate.

Mayor Winn responded to the Council. They should know, no later than the middle of June with the hope of having it by the end of the month.

6. Closed Meeting - Litigation, Property Acquisition, and/or Personnel

There is no closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:30 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 ____ day of May, 2022

Justin Brady, City Council Chair

Tooele City Council Business Meeting Minutes

Date: Wednesday, May 18, 2022

Time: 7:00 p.m.

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

City Council Members Present:

Ed Hansen

Justin Brady

Tony Graf

David McCall

Maresa Manzione

Planning Commission Members Present:

Chris Sloan

City Employees Present:

Mayor Debbie Winn

Darwin Cook, Parks and Recreation Director

Roger Baker, City Attorney

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Andrew Aagard, City Planner

Jamie Grandpre, Public Works Director

Paul Hansen, City Engineer

Kami Perkins, HR Director

Jami Carter, Library Director

Minutes prepared by Katherin Yei

Chairman Brady called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Mr. Darwin Cook, Parks and Recreation Director.

2. Roll Call

Tony Graf, Present

Ed Hansen, Present

Justin Brady, Present

Dave McCall, Present

Maresa Manzione, Present via phone

3. Mayor's Youth Recognition Awards

Presented by Debbie Winn, Mayor & Stacy Smart, Communities That Care Supervisor

Mayor Winn, Stacy Smart, and Captain Collins presented the Mayor's Youth Recognition Awards to the following students:

Yuriana Zamudio
Alivia Walker
Brylee Johnson
Ephraim Magleby

4. Public Comment Period

Michael Henry, Chairman of Tooele County Chamber of Commerce, shared his appreciation of the money and support Tooele City puts forth into the Chamber of Commerce. He shared events the Chamber of Commerce have participated with in the community.

A resident had concerns about the drought and asked for available resources.

Howel McConnel proposed to put organizations available for the community on a flyer for residents.

5. Resolution 2022-41 A Resolution of the Tooele City Council Consenting to Mayor Winn's Appointment of Melody Barnett and Ryan Bajlo to the Library Board of Directors

Presented by Jami Carter, Library Director

Ms. Carter presented Melody Barnett and Ryan Bajlo with the consent from the Mayor to be apart of the Library Board of Directors. There will be one appointment left to fill the board.

Council Member McCall motioned to approve Resolution 2022-41. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Chairman Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

6. Resolution 2022-28 A Resolution of the Tooele City Council Approving a Lease Agreement with the Bit N' Spur Riding Club

Presented by Roger Baker, City Attorney

Mr. Baker presented a resolution for a new lease agreement with the Bit N' Spur Riding Club. Tooele City will continue to own it with Bit N' Spur Riding Club having sole use to it. It is for a 25-year term, with the potential of renewal up to 75-years term. They are free to make improvements and maintain those. The lease addresses maintenance, paying for utilities, uses that are allowed, and insurance.

Mayor Winn shared her appreciation of the organization.

Council Member Hansen motioned to approve Resolution 2022-28 A Resolution of the Tooele City Council Approving a Lease Agreement with the Bit N' Spur Riding Club. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Chairman Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

7. Resolution 2022-29 A Resolution of the Tooele City Council Revising its Policy on Payment Made in Lieu of Water Rights Conveyance

Presented by Roger Baker, City Attorney

Mr. Baker presented an ordinance that requires developments to bring water rights with them or pay a fee in lieu of. There is a provision that defines what allows a development to pay the fee. For residential areas, the policy is limited. Commercial and industrial areas are at the discretion of economic advantages. The Council would like to amend and encourage developers to have Tooele City be the last resort. The current price per acre foot, \$15,000, with the proposed amount being raised to \$35,000. The resolution makes clear that Tooele City is not a water broker and should not be taken at market value.

The City Council asked about incentive and discount regarding the water rights. Is the incentive primarily for those that own acreage and want to build small parcels?

Mr. Baker answered the Council's questions. The incentive is a different policy that allows a reduction in price. Some incentives are available for subdividing small parcels.

Council Member Graf motioned to approve Resolution 2022-29 A Resolution of the Tooele City Council Revising its Policy on Payment Made in Lieu of Water Rights Conveyance.

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

8. Ordinance 2022-16 An Ordinance of Tooele City Amending the Tooele City Personnel Policies and Procedures Manual

Presented by Kami Perkins, Human Resources Director

Ms. Perkins presented an Ordinance to change some sections in the Personnel Policies and Procedures Manual. Department heads serve as a committee. The drafts are sent out to the employees for suggestions. One suggestion is to the change of computer systems, email, and internet, specifically the password security. There were changes for National Freedom Day which will take effect June 15th. Other changes included requiring bereavement for miscarriages, cleaning up issues with contributions, the line of duty requirements, removing the tiered-two enhanced benefit, and giving mental health to retired emergency staff.

Council Member McCall motioned to approve Ordinance 2022-16. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council

Member Graf, "Aye," Chairman Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

9. Resolution 2022-33 A Resolution of the Tooele City Council Declaring That Tooele City, After July, 1, 2022, Will Pick Up and Pay the Increased Amount of the Required Employee Contributions for All Tooele City Employees Who Are Members of The Utah State Retirement Tier II Public Safety & Firefighter Contributory Retirement Plan and Includes Provisions Relating to the Employer Pick Up

Presented by Kami Perkins, Human Resources Director

Ms. Perkins presented a Resolution for the tier two program regarding the City picking up the cost for public safety officers. The previous rate was 2.5%. The current rate is now 2.59%.

Council Member Hansen motioned to approve Resolution 2022-33. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Chairman Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

10. Resolution 2022-34 A Resolution of the Tooele City Council Adopting the Public Employees' Health Plan (PEHP) Section 125 Cafeteria Prototype Plan for Tooele City's Section 125 Programs

Presented by Kami Perkins, Human Resources Director

Ms. Perkins presented a resolution that adopts PEHP legal documents regarding flex spending accounts. To make sure it is done legal, they must adopt legal documents that administer the plans.

Council Member Hansen motioned to approve Resolution 2022-34, A Resolution of the Tooele City Council Adopting the Public Employees' Health Plan (PEHP) Section 125 Cafeteria Prototype Plan for Tooele City's Section 125 Programs. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Chairman Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

11. Resolution 2022-40 A Resolution of the Tooele City Council Authorizing the Mayor to Undertake All of the Necessary Actions to Enroll the City in the Benefit Programs of the Firefighters Retirement System Offered by Utah Retirement Systems

Presented by Kami Perkins, Human Resources Director

Ms. Perkins presented Resolution 2022-40 regarding the new position of Fire Chief/Fire Marshall on the payroll. The City must participate in the firefighter retirement system. Before they add, they have to fill out an application, work charts, jobs description, and have a resolution that authorizes the Mayor to initiate and sign documents.

Chairman Brady motioned to approve Resolution 2022-40. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Chairman Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

12. Resolution 2022-42 A Resolution of the Tooele City Council Approving an Agreement with Morgan Pavement Maintenance for the 2022 Roadway Maintenance Project – Part 2, Bid Schedule “A” – Type II Slurry Seal

Presented by Paul Hansen, City Engineer

Mr. Hansen presented an agreement with Morgan Pavement Maintenance for repair of 200 miles of road that is City maintained. The resolution was brought for reconstruction of road using Slurry Seal. They are asking for approval in the amount of \$399,500 with a 5% contingency. A map will be posted of where repair will happen.

Council Member McCall motioned to approve Resolution 2022-42. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Chairman Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

13. Resolution 2022-43 A Resolution of the Tooele City Council Approving an Agreement with Staker & Parson Companies for the 2022 Roadway Maintenance Project – Part 2, Bid Schedule “B” – Light Weight Aggregate Chip Seal

Presented by Paul Hansen, City Engineer

Mr. Hansen presented Schedule B of the roadway repair maintenance project using chip seal. They received four bids with Staker & Parson Companies being the lowest. The amount they are asking for is \$449,310 with a 5% contingency. The funds will be used from Road C and the gas tax.

Council Member Graf motioned to approve Resolution 2022-43. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Chairman Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

14. Resolution 2022-44 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow, Inc. for the 2022 Seventh Street Road and Utility Improvement Project

Presented by Paul Hansen, City Engineer

Mr. Hansen presented an agreement with Broken Arrow, Inc. for seventh street near 500 north for a utility improvement project. The project would be full road widening, replace water line, and extend storm drain. It is funded through road C funds and culinary water general funds. The amount is \$1,151,617.07 with a 5% contingency with approval by the Mayor.

Council Member Graf motioned to approve Resolution 2022-44. Chairman Brady seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Chairman Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

15. Minutes

Wednesday, March 4, 2022 City Council Work, RDA, & Business Meetings

There are no changes to the minutes.

Council Member Hansen motioned to approve Minutes. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Chairman Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

16. Invoices

Ms. Pitt presented the following invoices:

Core and Main for 300 water meters in the amount of \$71,730.

Landia for mixer replacement WWTP in the amount of \$20,752.

Thorn for spraying the lakes for mosquitoes in the amount of \$23,200 with a monthly monitoring cost of \$125.

Council Member Hansen motioned to approve the invoices. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Chairman Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

17. Adjourn

Chairman Brady adjourned the meeting at 8:13pm.

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 ___ day of March, 2022

Justin Brady, City Council Chair