

Tooele City Council Business Meeting Minutes

Date: Wednesday, September 21, 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

Maresa Manzione

Tony Graf

Dave McCall

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Darwin Cook, Parks and Recreation Director

Jami Grandpre, Public Works Director

Holly Potter, Deputy City Recorder

City Employees Excused:

Michelle Pitt, City Recorder

Shannon Wimmer, Finance 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 Jim Bolser, Community Develop Director.

2. Roll Call

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

Dave McCall, Present

Tony Graf, Present via phone

3. Youth Advocate of the Year

Presented by Jamie Slade, Prevention Specialist & Sandy Medina, Communities that Care

Ms. Slade and Ms. Medina presented the RADPAK Youth Advocate of the Year award to Anna Brimhall.

4. Mayor's Community Recognition Awards

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

Mayor Winn, Chief Day, and Ms. Smart presented awards to the following students:

Olivia Culver
Quincy Jarmon
Harvey Behunin
Bridger Hansen

5. Gold Safety Award Presented to the Pratt Aquatics Center

Presented by Mike Stagg, Utah Local Governments Trust

Mr. Stagg presented the Gold Safety Award for 2021 presented to the Pratt Aquatics Center.

6. Public Comment Period

Mrs. Sloan gave updates in regards to the Library.

7. Public Hearing and Motion on Ordinance 2022-36 an Ordinance of Tooele City Reassigning the Zoning for Approximately 7.36 Acres Located at 602 & 603 South 3 O' Clock Drive from NC Neighborhood Commercial to the MR-12 Multi-Family Residential Zoning District

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented a Zoning Map Amendment for the property located near 3 O'clock Drive. The Land Use Map identifies it as High-Density Residential. It is limited to 10-units per acre based on a condition of approval on a prior Land Use Map Amendment application. The zoning is currently NC, Neighborhood Commercial. The request is to reassign the property to MR-12 to develop a townhome project. A concept plan has been submitted for reference purposes only. The Planning Commission has forwarded a positive recommendation with a condition to keep the maximum 10-units per acre. A few public comments have been received and have been provided for the Council's review.

The public hearing was opened.

Michael Naeger addressed the Council. This allows them to provide an affordable house for the City. They do have water to begin developing.

The public hearing was closed.

Council Member Hansen motioned to approve Ordinance 2022-36 an Ordinance of Tooele City Reassigning the Zoning for Approximately 7.36 Acres Located at 602 & 603 South 3 O' Clock Drive from NC Neighborhood Commercial to the MR-12 Multi-Family Residential Zoning District with the condition of 10-units per acre max.

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

8. Public Hearing and Motion on Ordinance 2022-37 an Ordinance of the Tooele City Council Amending the Moderate-Income Housing Element of the Tooele City General Plan

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented an update to the Moderate-Income Housing Plan based off recent House Bill 462 being passed. The changes include clarifying the MIH implementation strategy requirements and the timing to amend the General Plan. Tooele City is in great shape for compliance and has already been doing that with additional strategies. Once the plan is adopted by the City Council, the report will be sent into the State and be posted on the City website. The next step is to update the data and strategies within the plan. The Planning Commission has forwarded a unanimous positive recommendation.

The public hearing was opened. No one came forward. The public hearing was closed.

Council Member Manzione motioned to approve Ordinance 2022-37 an Ordinance of the Tooele City Council Amending the Moderate-Income Housing Element of the Tooele City General Plan. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

9. Preliminary Plan Request for the Lexington Townhomes Subdivision, Phases 2 & 3 to Create 53 Townhome Residential Lots Located at Approximately 620 West Carole's Way

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented a preliminary plan request for the Lexington Townhomes Subdivision. The multi-family portion of the Lexington Greens project has been split into eight master lots. The property is zoned MR-16, Multi-Family Residential. The application is to subdivide phases 2 and 3. The Planning Commission has forwarded a positive recommendation.

Council Member Hansen motioned to approve Preliminary Plan Request for the Lexington Townhomes Subdivision, Phases 2 & 3 to Create 53 Townhome Residential Lots Located at Approximately 620 West Carole's Way. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

10. Resolution 2022-71 a Resolution of the Tooele City Council Approving the Canyon Springs Annexation Agreement

Presented by Roger Baker, City Attorney

Mr. Baker presented the Canyon Springs Annexation Agreement. The City code requires that every Annexation has an approved Annexation agreement. Consideration of the approval annexation is not based off of approval of the Annexation agreement. The agreement states the property is zoned to the R1-8, have a dwelling unit cap of 172-units, and contributions to various funds within the City.

The City Council asked the following questions:
If it goes to the local Boundary Commission, is there a time-frame?

Mr. Baker addressed the Council. The timeframe depends on how quick the Boundary Commission reviews the concerns from the Mosquito Abatement District.

Council Member Hansen motioned to approve Resolution 2022-71 a Resolution of the Tooele City Council Approving the Canyon Springs Annexation Agreement. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Nay," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

11. Resolution 2022-85 a Resolution of the Tooele City Council Approving a Second Amendment to the Development Agreement for Copper Canyon PUD Between Tooele City and Phoenix of Copper Canyon, LLC

Presented by Roger Baker, City Attorney

Mr. Baker presented an amendment to the development agreement with Phoenix of Copper Canyon. The agreement has been in place for over ten years and is expiring in October. They have asked for an additional ten years. The amendment addresses issues including the completion of Tooele Boulevard, multiple parks, concept for park impact fee credits, minimum lot size, easements for sewer, and enforcement mechanisms.

The Council asked for clarification on the wording of phase 14 and the park.

Mr. Baker provided a clarification. It is a part of the enforcement mechanism. They are not able to get building permits for phase 14, until the park and road are finished. Mr. Baker added that working with Bach Homes on this amendment has been a positive and productive.

Chairman Brady motioned to approve Resolution 2022-85 a Resolution of the Tooele City Council Approving a Second Amendment to the Development Agreement for Copper Canyon PUD Between Tooele City and Phoenix of Copper Canyon, LLC. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

12. Resolution 2022-82 a Resolution of the Tooele City Council Approving an Agreement with J-U-B Engineers for the Public Works Campus Master Plan

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented the Master Plan for the Public Works Campus Master Plan. J-U-B Engineers will put together a master plan and site plan will be categorized existing facility and potential facilities, including phase one. The cost is \$59,000 funded from the water & streets budget.

Council Member Manzione motioned to approve Resolution 2022-82 a Resolution of the Tooele City Council Approving an Agreement with J-U-B Engineers for the Public Works Campus Master Plan. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

13. Resolution 2022-83 a Resolution of the Tooele City Council Approving an Agreement with American Chiller Mechanical Service for Heating and Air Conditioning Control and Boiler Upgrades at City Hall

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented an agreement with American Chiller Mechanical Service for the heating and air conditioning in City Hall. The controllers and parts are outdated and need to be replaced. The building is zoned into four parts to be controlled and monitored through an online program. American Chiller is recommending to replace single boiler to a dual boiler system. The contract is for \$177,707.

Council Member McCall motioned to approve Resolution 2022-83 a Resolution of the Tooele City Council Approving an Agreement with American Chiller Mechanical Service for Heating and Air Conditioning Control and Boiler Upgrades at City Hall. Chairman Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

14. Resolution 2022-84 a Resolution of the Tooele City Council Approving an Agreement with American Chiller Mechanical Service for Heating and Air Conditioning Control and Boiler Upgrades at the Pratt Aquatics Center

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented an agreement with American Chiller Mechanical Service for heating and air conditioning control and boiler upgrades at the Pratt Aquatics Center in the amount of \$216,707.

Council Member Manzione motioned to approve Resolution 2022-84 a Resolution of the Tooele City Council Approving an Agreement with American Chiller Mechanical Service for Heating and Air Conditioning Control and Boiler Upgrades at the Pratt Aquatics

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

15. Resolution 2022-86 a Resolution of the Tooele City Council Approving an Agreement with Broken Arrow for the Construction of Park and Trail Facilities at England Acres Park

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented an agreement with Broken Arrow for the construction of Park and Trail Facilities at England Acres Park for phase two. They will begin the project immediately with the estimated finish date of May 15th.

Council Member Manzione motioned to approve Resolution 2022-86 a Resolution of the Tooele City Council Approving an Agreement with Broken Arrow for the Construction of Park and Trail Facilities at England Acres Park with the condition that the contract can be canceled for easement issues. Chairman Brady seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

16. Resolution 2022-87 a Resolution of the Tooele City Council Approving an Agreement with Beck Construction & Excavation for the Main Street (SR-36) Parking Project

Presented by Jamie Grandpre

Mr. Grandpre presented an agreement with Beck Construction & Excavation for adding 5 parking spots on the west side of Main Street in the amount of \$78,071 funded by COG, government grant.

Council Member Hansen motioned to approve Resolution 2022-87. Chairman Brady seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

17. Minutes

There are no changes to the minutes.

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

18. Purchase Orders and Invoices

Ms. Potter presented the following invoices:

Ken Garff West Valley for a 2022 Ford Super Duty for the Parks Department in the amount of \$44,800

Ken Garff West Valley for Fire Department Vehicles in the amount of \$100,000

Ken Garff West Valley for the Police Department for three 2023 Ford Interceptors in the amount of \$134,064

Ken Garff West Valley for two 2023 Ford Interceptors for the Police Department in the amount \$89,367

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

19. Adjourn

Chairman Brady adjourned the meeting at 8:24pm.

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 19th day of October, 2022

Justin Brady, City Council Chair