

Tooele City Council and RDA Work Meeting Minutes

Date: Wednesday, September 7, 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

Maresa Manzione

Tony Graf

David McCall

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Shannon Wimmer, Finance Director

Paul Hansen, City Engineer

Matthew Johnson, Assistant City Attorney

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairman Brady called the meeting to order at 5:30 p.m.

2. Roll Call

Tony Graf, Present via phone

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

David McCall, Present

3. Mayor's Report

Mayor Winn reported on the following:

The Governor invited all Utah Mayors for a Luncheon.

She had a meeting with Carlos Berzerous of UDOT to discuss multiple issues.

There is a trackless train for kids and adults at the Tooele Valley Railroad Museum.

On August 24th, the volunteer Fire Department brought in the first Women Fire Firefighter.

The position for a Fire Marshal will be opening soon.

The floor for the million-gallon water tank at Berra Well has been laid.

4. Council Member's Report

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

5. Discussion Items

A. Zoning Map Amendment Reassigning the Zoning Designation from NC Neighborhood Commercial to MR-12 Multi-Family Residential for Approximately 7.4 Acres of Property Located at 602 and 603 West Three O' Clock Drive

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented a Zoning Map Amendment to reassign the subject property near 3 O'clock Drive. A Land Use Map amendment was recently approved for High-Density Designation. The current zoning identifies it as Neighborhood Commercial. The applicant is requesting the MR-12 Zone. There was a condition put on the Land Use Map amendment that there would be no more than 10 units per acre.

The Council asked the following questions:

Is the concept included in what is being presented?

Mr. Bolser addressed the Council. It is a townhome project being proposed with an extended cul-de-sac extending off of 3 O'clock Drive. The applicant provided information to show they stay in the written requirements. As well as their concept. Hallmark Homes will be potentially purchasing the property and developing it.

B. Amendments to the Affordable Housing Plan Element of the Tooele City General Plan

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented an amendment for the Affordable Housing Plan. House Bill 462 was adopted in the Spring. It administers requirements for the City to create an affordable housing plan. There was only one that was not already in place. The City needed to include an implementation plan for each strategy. The plan needed to be formalized and in a format that fits the State's requirements. This needs to be in place by October 1st. This is the first step of two for the revisions including being compliant with State Law and being current with the data the City has.

C. Sewer Maintenance Acoustic Inspection Report Presented

by Paul Hansen, City Engineer

Mr. Hansen presented a report regarding the sewer maintenance acoustic inspection. The Council approved a contract with RH Boarden and Company that specializes in diagnostics for sewer systems. This allows the City to improve efficiency for repair and maintenance, including the capacity of the pipes. They have received a program map that shows all man holes in Tooele City. The Public Works Department divided the City in thirds, starting with the center of the City. It is the oldest part of the City. The other sections will be picked up in future years. The

condition of pipes are as follows; 60% of the system is in good condition, 30% of the system is in fair condition, and 8% is in poor condition. The study was able to look at over 50 miles of pipeline. The City is required to video and observe the infrastructure every five years for insurance and this fulfills that requirement.

The Council asked the following questions:

Since they started with oldest pipes, that give hope the other sections are in great condition?

With this data, does that mean the area in fair and poor condition need to be cleaned or replaced?

Mr. Hansen addressed the Council's questions. Pipes used to be made from a clay material. It has a shorter life capacity than the newer materials. With the knowledge they now have, they can manage it appropriately. Some man holes and pipes have crumbled and will need to be replaced.

D. Canyon Springs Annexation Agreement

Presented by Matthew Johnson, Assistant City Attorney

Mr. Johnson presented a draft of the Canyon Springs Annexation agreement. In the agreement, there is a caption with no paragraph. The paragraph was removed and the caption will be removed as well.

The Council had a discussion on the draft annexation agreement. The contribution of \$250,000, as written says it goes to Tooele City to disperse as needed. Does that donation not go directly to the Affordable Housing Authority? Is there a way to make the contribution go toward fire responders and teachers? The contribution to England Acres does not have to be used for that specifically, it can be used for other parks or projects. The Council would like to further discuss the Affordable Housing Authority contribution section and where the money is spent. This agreement does cap the housing around 274 units.

Mayor Winn addressed the Council. The reasoning behind the wording of the contribution, is because the Council has approved credits for the affordable housing. The idea is the City can reinvest it into other parts of the City and their needs. The \$250,000 would help supplement the down payment program. It has been mentioned to give the money towards teachers, first responders, or Staff; but everyone would have to qualify within the program to participate in those funds.

Mr. Schmidt addressed the Council. They are committed to the \$250,000, but they would like to tie it the agreement for legality purposes.

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

There was no closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:18 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 21st day of September, 2022

Justin Brady, City Council Chair