

**Tooele City Council  
Business Meeting Minutes**

**Date:** Wednesday, September 1, 2021

**Time:** 7:10 p.m.

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

**City Council Members Present:**

Melodi Gochis

Ed Hansen

Justin Brady

Maresa Manzione

Tony Graf

**Planning Commission Members Present:**

Chris Sloan

Matt Robinson

**City Employees Present:**

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Darwin Cook, Parks and Recreation Director

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

Paul Hansen, Tooele Engineer

Jared Stewart, Economic Development Coordinator

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Minutes prepared by Katherin Yei

Chairwoman Gochis called the meeting to order at 7:32 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Council Member Hansen.

**2. Roll Call**

Tony Graf, Present

Melodi Gochis, Present

Ed Hansen, Present

Justin Brady, Present  
Maresa Manzione, Present

### **3. Public Comment Period**

Christy Johnson, director of Tooele Community Resource Center, stated they had two funding sources accounting for \$12,000,000 for housing but they have a gap. She stated they are asking the City for 1 million dollars to do a match for a grant with the State. She stated they will not be able to apply if they don't get a match from the City.

Carol Hollowell, stated there is a short turnaround time. She stated the grant will match dollar for dollar if there is community involvement. The due date is the 15th of September.

Chairwoman Gochis asked what the deadline is.

Mrs. Johnson stated September 10, because they need time to write the grant.

Chair Member Graf asked if they were to make contribution to the CRC, would it be matched by ARPA

Mrs. Wimmer stated the \$50 million is the same grant that the City is applying for and it would be a competing application.

Zach Saling, Tooele resident, stated his sewer backed up during the storm. He stated he was told once the application went to insurance, it is out of the City's hands. He stated the insurance company says they only cover the \$5,000, the other amount is covered by the City.

Mr. Baker stated the insurance company has a no-fault benefit of \$5,000 and the City has a no-fault benefit up to \$10,000. He stated they are working to have one entity dealing with all money.

Mr. Saling stated the insurance told him they had nothing to do with that. They finally received the information today telling them, they will be assigned an adjuster.

Mr. Baker stated there is only one person handling all claims and two companies working with the City.

Ronald and Steven Hunter stated they have only received one call from the adjuster and nothing since. Mr. Hunter stated they back up Mr. Salings claims.

Council Member Manzione asked about a timeline.

Mayor Winn stated she met with several home owners and will personally call the ULGT and get information.

### **4. Resolution 2021-18 A Resolution of the Tooele City Council Accepting for Further Consideration the Annexation Petition of Howard Schmidt**

*Presented by Jim Bolser, Community Development Director*

Mr. Bolser stated the property is on the East side of Droubay Road. He stated because it is an annexation it lies outside the City area and is identified as Area K on the Annexation Policy Plan Expansion Areas Map. He stated all of it will be brought into the city with the exception of the

utility area. He stated the Land Use Map has not assigned a land use designation and will need to be assigned a land use designation before the process is done if the annexation proves successful. He stated the surrounding areas are Medium Density Residential land uses which supports the R1-7, R1-8, and R1-10 zoning districts. He stated the plat itself sets the boundary of the City. Mr. Bolser stated the applicant has submitted an amended a conceptual plan having 172 single-family lots with a minimum zoning of R1-7 zone. He stated under state law 10-2-400 it states the Council has full right of annexation and the consideration of the benefits and drawbacks. He stated the resolution is the first step in the annexation process and the approval is to allow the process to go further. If the Council denies the resolution the process it will end the application. He stated that the question of study info would be allowed during the next stage.

Council Member Brady asked at what point the residents would be notified.

Mr. Bolser stated there isn't a neighboring property notification required as a part of the annexation process, just public hearings.

Council Member Graf stated if approved for consideration, do they have the discretion at what type of water rights they accept.

Mr. Bolser stated they have an obligation to except any water rights of the correct type and quantity that is obtained and can be approved for use in our system. He stated the applicant does have rights that are assigned into the community and the rights for water rights are satisfied.

Councilwoman Gochis asked what the condition of the trail system is. She stated it only shows connectors.

Mr. Bolser stated it is only a conceptual plan that shows three points of connection to the community. He stated on Droubay the trail would be a sidewalk through existing areas but a separated path through the area of this application.

Council Member Manzione asked if they are willing to make a payment for a park within the City.

Mr. Bolser stated that he understands that is the current proposal.

Council Member Manzione stated the diagonal trail is from UDOT.

Mr. Bolser stated the applicant did talk about acquiring that property.

Council Member Brady stated it could be contingent on a trail.

Mr. Bolser stated it would be at end of process and a part of the annexation agreement if that is something the Council wanted to do.

Council Member Brady asked if the resolution is to just to agree to listen to the next steps.

Mr. Bolser stated it was.

**Council Member Hansen motioned to approve Resolution 2021-18 and requested all of the studies.** Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

**5. Resolution 2021-81 A Resolution of the Tooele City Council Adopting the Amended and Restated Prototype John Hancock 401(K) Retirement Plan**

*Presented by Kami Perkins, Human Resource Director*

Mrs. Perkins stated the John Hancock 401(K) Retirement Plan has been in existent since 2011. She stated thirty-eight employees participate in the program with one company handling all the legal and IRS requirements. She stated the resolution is to sign and adopt the updated protocol and revisions into one consolidated document.

**Council Member Brady motioned to approve Resolution 2021-81.** Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

**6. Resolution 2021-86 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow Construction for the England Acres Parking Lot and Storm Water Project**

*Presented by Darwin Cook, Parks and Recreation Director*

Mr. Cook stated Resolution 2021-86 is part of the phase two England Acres plan where they will be building two pavilions and the parking lot. He stated they received five bids, the first bid that was approved was withdrawn by the contractor. He stated the resolution is to approve a contract with Broken Arrow to complete the parking lot and storm water project.

Council Member Hansen asked what fund it was coming out of.

Mr. Cook stated it is a park impact fee; \$390,000 including the parking lot and the storm drain.

**Council Member Hansen motioned to approve Resolution 2021-86.** Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

**7. Resolution 2021-87 A Resolution of the Tooele City Council Approving an Agreement with MHTN Architects for the Design of the Devil's Ditch Trail at England Acres Park**

*Presented by Darwin Cook, Parks and Recreation Director*

Mr. Cook stated resolution 2021-87 is to approve the contract with MHTN Architects to design trail system around Drubay. He stated they have worked with this company designing the new softball field and feel that they are capable to take on the project. He stated

Council Member Brady asked if the plan is to construct the trail this year.

Mr. Cook stated they hope to get the bid out in November and have movement in the spring. He stated they secured \$210,000 to put towards the trail system.

**Council Member Manzione motioned to approve Resolution 2021-87.** Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

**8.Resolution 2021-88 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow, Inc. for the Seventh Street Improvements and the Middle Canyon Box Culvert**

*Presented by Paul Hansen, City Engineer*

Mr. Hansen stated the property is on the east side of England Acres Park and will include full road completion, storm drain, and concrete box culvert for middle canyon draining. He stated six bids were received with the lowest bid from Broken Arrow. He stated the funds would come from Road C storm water funds and general revenue. He stated they ask the funds be approved with a 5% contingency. He stated the completion date is for next spring, but Broken Arrow is hoping to finish it this fall.

**Council Member Manzione motioned to approve Resolution 2021-88.** Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

**9.Resolution 2021-89 A Resolution of the Tooele City Council Approving a Development Backbone Contract with Rocky Mountain Power ("RMP")**

*Presented by Jared Stewart, Economic Development Coordinator*

Mr. Stewart stated Resolution 2021-89 is to relocate an overhead power line on an RDA property they hope to sell. He stated they increased the asking price by \$50,000 at the same time they asked for the relocation of the powerline. He stated the request is to pay Rocky Mountain Power to relocate it.

**Council Member Brady motioned to approve resolution 2021-89.** Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed.

**10. Ordinance 2021-09 An Ordinance of the Tooele City Council Amending Tooele City Code Section 10-3-6 Regarding the Penalties for Snow Parking Violations**

*Presented by Adrian Day, Chief of Police*

Chief Day stated the Tooele City code 10-3-6 is about the penalty's for snow parking violations. He stated the code states the penalty is \$100 fine, but traffic violations received any other time are \$50. He stated the Ordinance is to make the tickets the same amount of \$50. If they don't pay within fifteen days, then the fine will raise to \$100.

Chairwoman Gochis asked after fifteen days if the traffic violation raises to \$100. Chief Day stated it is for any traffic violation.

Chairwoman Gochis asked if there is a payment plan. Mr. Baker stated there is not a payment plan.

Council Member Hansen asked if there has been a lot of complaints of the snow violations. Mayor Winn stated there is confusion between the two different tickets for everyone. The change is to make it an even playing field.

**Council Member Brady motioned to adopt Ordinance 2021-09.** Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed.

### 11. Minutes

No changes to the minutes.

**Council Member Hansen motioned to approve Minutes from August 18.** Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

### 12. Invoices

*Presented by Michelle Pitt, Tooele City Recorder*

The following invoices were presented:

Ken Garff West Valley for Three police inceptors in the amount of \$109,788

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

**13. Adjourn**

Chairwoman Gochis adjourned the meeting at 8:18.

*The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

Approved this 15<sup>th</sup> day of September, 2021

---

Melodi Gochis, City Council Chairwoman