

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, December 2, 2020

Time: 7:00 p.m.

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

City Council Members Present:

Tony Graf
Scott Wardle
Ed Hansen
Justin Brady

Council Members Excused:

Melodi Gochis

City Employees Present:

Mayor Debbie Winn
Jim Bolser, Community Development Director
Chief Ron Kirby, Police Department
Steve Evans, Public Works Director
Paul Hansen, City Engineer
Roger Baker, City Attorney
Darwin Cook, Parks and Recreation Director
Michelle Pitt, City Recorder
Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Graf.

2. Roll Call

Tony Graf, Present
Scott Wardle, Present
Ed Hansen, Present
Justin Brady, Present

3. Presentation by Chairman Ed Hansen

Chairman Hansen gave a presentation honoring Council Member Wardle's service to the City on the City Council. He has served since 2005 and is leaving to go to the Tooele County Council. He presented a flag which was flown over the state Capital to Council Member Wardle.

Council Member Wardle gave brief comments about his service to the City.

4. **Public Comment Period**

Chairman Hansen opened the public hearing.

Mr. Steve Pruden congratulated Council Member Wardle as they had worked together on the Council. He asked for the Council and Administration's help in addressing bulk waste. He commented that the service, which provides bulk waste pick up once a month to residents is a wonderful service, but people keep the bulk waste out on the curb for extended periods of time, leading to the appearance of garbage on the curb around the city. He asked for code enforcement to ramp up so that items are not left at the curb. The second item he stated is that he lives east of England Acres and asked the City Council to finish Seventh Street to mitigate traffic concerns with the new development. He asked the Council to find the funds to get the street pushed through. Mayor Winn stated that that street has been put on the list for streets out to bid.

Ms. Stephanie Bothell submitted an email comment for the public hearing,

Dear Council Members,

I'd just like to give you an update on homes for sale in Tooele that are under \$300,000 (the top price that our new teachers and police officers can afford).

We currently have:

- 1 mobile home that has a lot rent of \$350/month
- 1 home that is currently not habitable and needs major renovations
- 1 condo that does not qualify for FHA or VA financing
- 3 homes being sold as investment properties with tenants already in them
- 1 manufactured home (sometimes hard to get a loan on manufactured homes)
- 1 condo that does qualify for FHA/VA financing
- 1 townhouse that isn't built yet. The HOA fee will push it out of the \$300,000 price range.
- 5 Single Family Homes

This is a total of 7 homes that a teacher or someone with a similar income could afford.

Of the 71 homes under \$300,000 that sold in the last 60 days, 56 of them (79 percent) sold for at or above the asking price. There were very few bargains to be had.

Please continue to consider options and policies that will make it easier for our citizens to start on the path to homeownership.

Sincerely,

Stephanie Bothell
President, Tooele County Association of Realtors

Chairman Hansen closed the public comment period.

5. **Public Hearing**

a. Public Hearing Ordinance 2020-47 An Ordinance of the Tooele City Council Adopting a New Comprehensive Tooele City General Plan Presented by Jim Bolser, Community Development Director

Mr. Bolser offered his congratulations to Council Member Wardle and thanked him for his service to the City. Mr. Bolser gave a brief overview of the timeline which was used to prepare a revised General Plan. The Planning Commission reviewed each Element in draft form and prepared the Elements for the City Council. This is the first public hearing for the General Plan and the second public hearing with the Council will be at the next meeting in two weeks from tonight. The General Plan is governed by state law and provides for four required elements; Land Use Element, Annexation Policy Plan Element, Transportation Element, and Moderate Income Housing Plan Element. Beyond that there are discretionary Elements and the City has chosen to include the Introduction Element, Overview Element, Economic Vitality Element, and Parks, Open Space, & Recreation Element. The public process after the drafting included a joint meeting of the Council with the Planning Commission. There were 73 days of time open to public comment which could be done on the city website, at City Hall, and through email. As of this meeting the public has had the ability to comment on the draft General Plan for 103 days. The Planning Commission held two open houses on September 17, 2020 and October 6, 2020 and held public hearings on October 28th and November 12th, which resulted in a unanimous positive recommendation to the City Council.

Chairman Hansen asked the Council if there were any questions or comments.

Chairman Hansen thanked Mr. Bolser and the staff for their work on the General Plan.

Chairman Hansen opened the public hearing, there were no comments. Chairman Hansen closed the public hearing.

No decision was made as the next meeting will continue the public hearing.

6. First Reading Items

- a. **Resolution 2020-88 A Resolution of the Tooele City Council Issuing a Call for Increased Civility, Respect for Human Life, Freedom of Expression, & Property**
Presented by Council Member Scott Wardle

Council Member Wardle stated this resolution came out of a discussion about the importance of life with Ms. Nicolene Peck. He stated that in the recitals it makes known how difficult the year has been with coronavirus, an earthquake, changes in teaching and learning, business operations, rioting and contention has divided the nation and people. The Tooele community has been disrupted as well as other communities. This resolution calls for increase civility, respect for human life, freedom of expression and property.

He read several paragraphs from the resolution.

He stated that he is honored to present this tonight. He has had the opportunity to present many things over 15 years, but this is important for all to do better.

Council Member Graf stated he had two suggestions to the wording. In the last paragraph it refers to citizens, but he suggests the use of to all those living in Tooele. There are those who are not citizens, are lawfully in Tooele and should have the same care as citizens. It is important to be inclusive of all those in Tooele. The second point is in the sixth paragraph, the wording could include factors of discrimination such as, race, nationality, disability, age, gender, marital status, or religion.

There was a quick discussion of the suggested changes and how to add them to the resolution.

Council Member Graf motioned to approve Resolution 2020-92, with the suggested changes. Council Member Brady seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

- b. **Resolution 2020-97 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Golf Course View Subdivision**
Presented by Paul Hansen, Tooele City Engineer

Mr. Hansen stated Tooele City Council is required by Code to accept public improvements once completed. There are three improvements in the following items. The first area is a 13 lot subdivision located on the north end of the Tooele City Oquirrh Hills Golf Course at approximately 1360 East. There is a certificate in the packet showing the improvements are signed and approved.

Chairman Hansen asked if there were any comments or questions from the Council, there were none.

Council Member Brady motioned to approve Resolution 2020-97. Council Member Graf seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

c. Resolution 2020-98 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Legacy Apartments Site Plan
Presented by Paul Hansen, Tooele City Engineer

Mr. Hanen stated the improvements are associated with the Legacy Apartments site plan. The public improvements are associated with 870 North which is the road on the northern boundary of the apartments. The apartments are at approximately 100 East 870 North, just south of the charter school. There is a certificate in the packet, approved and signed.

Chairman Hansen asked the Council if there were any comments or questions, there were no comments.

Council Member Graf motioned to approve Resolution 2020-98. Council Member Brady seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

d. Resolution 2020-99 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Young Minor Subdivision
Presented by Paul Hansen, Tooele City Engineer

Mr. Hansen stated this is a two lot subdivision located at approximately 400 West 240 South. There is a copy of the certificate in the packet.

Council Member Brady motioned to approve Resolution 2020-99. Chairman Graf seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

e. Resolution 2020-100 A Resolution of the Tooele City Council Approving an Agreement with Midwest D-Vision Solutions, LLC, for the Pratt Aquatics Center Replacement Project
Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook stated this resolution is to enter into a contract with a contractor to replace aging lockers at the Pratt Aquatic Center. During the covid pandemic, the lockers cannot be used, they are metal and considered a porous service, thus unable to be cleaned regularly. Other aquatic centers are using either a plastic locker or a phenolic locker. These lockers are a plastic wood and it is very durable, washable, and none porous. These can be cleaned easier. The project was sent out to bid and bids were received from contractors, the recommendation is to enter into a contract with Midwest D-Vision Solutions, LLC for \$69,420.

Chairman Hansen asked if the Council had any questions or comments.

Council Member Wardle asked when the lockers were last replaced? Mr. Cook stated he thinks it is eight years ago. Council Member Wardle asked if it is expected to have these replaced in seven or eight years? Mr. Cook stated they are not, these are non-corrosion, with stainless steel and aluminum hardware. These can be pressure washed and hold up to the pool chemicals.

Chairman Hansen asked if there is a warranty on the lockers? Mr. Cook stated there is a warranty, but he does not have the specifics tonight.

Council Member Brady motioned to approve Resolution 2020-94. Council Member Wardle seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

- f. **Ordinance 2020-48 An Ordinance of Tooele City Amending Tooele City Code Chapter 3-4 to Transition Business Licenses Functions From the City Recorder to the Community Development Department**
Presented by Roger Baker, Tooele City Attorney

Mr. Baker stated that in 2019, the City Council amended Title 5 to transition business license functions from the City Recorders Office to the Community Development Department. There are three references in Title 3 that need the same amendment.

Council Member Wardle motioned to approve Resolution 2020-48. Council Member Graf seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

7. Minutes

Minutes include November 13 and 18, 2020 Work Session and November 18, 2020 City Council Business Meetings.

Council Member Graf motioned to adopt minutes. Council Member Brady seconded the motion. The vote was as follows: Council Member Wardle, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Chairman Hansen, “Aye.” The motion passed.

8. Approval of Invoices

Presented by Michelle Pitt

Ms. Pitt gave brief comments about Council Member Wardle and thanked him for his service.

An invoice in the amount of \$71,446, to Tooele Technical College Small Business Center for Custom Fit Training with CARES Act funds.

An invoice in the amount of \$62,889.18, to Acme Construction, for the Seventh Street Sidewalk.

Council Member Brady motioned to approve invoices with the Council portion of the bucket truck be reimbursed. Council Member Graf seconded the motion. The vote was as follows: Council Member Wardle, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Chairman Hansen, “Aye.” The motion passed.

9. Adjourn

Chairman Hansen adjourned the meeting at 7:53 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 2nd day of December, 2020

Ed Hansen, Tooele City Council Chair