

**Tooele City Council and the Tooele City Redevelopment Agency  
Work Meeting Minutes**

**Date:** Wednesday, February 21, 2024

**Time:** 5:30 p.m.

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

**City Council Members Present:**

Maresa Manzione

Melodi Gochis

Justin Brady

David McCall

Ed Hansen, via phone

**City Employees Present:**

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Loretta Herron, Deputy City Recorder

Roger Baker, City Attorney

Darwin Cook, Parks and Recreation Director

Andrew Aagard, Community Development Director

Paul Hansen, City Engineer

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

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**

Maresa Manzione, Present

Melodi Gochis, Present

Justin Brady, Present

David McCall, Present

Ed Hansen, Present via phone

**3. Mayors Report**

Mayor Winn presented Recycling stats.

**4. Council Member's Report**

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

## **5. Discussion Items**

### **A. J. Fisher Companies Development Concept**

Mr. Baker introduced J. Fisher Company.

Mr. Wood presented J. Fisher and some of the benefits of their projects including social impact benefits, economic benefits, and individual costs. The property located at Rogers Street has benefits and an opportunity for middle class housing. It is zoned Research and Development. They presented options and affordable models for this property. The property would need infrastructure including sanitary sewer, culinary water, roadway improvements, and electrical upgrades.

The City Council asked the following questions:

Have they discussed the Broadway area?

Explain the benefits of decreased traffic.

The Council likes the concept, but shared concerns of cost and infrastrucure.

Mr. Baker addressed the Council's questions. At the time the City began discussing the Rogers Street property, the City was not yet looking at properties on and around Broadway. Since the Council and Mayor first mentioned the Broadway properties, Mr. Baker has mentioned it to the company. The company and the City can have a conversation about it. The City has not looked at financial models for funding infrastructure or for partnering with a developer.

Mr. Wood addressed the Council. There project is a large cost. Apartments create a lower impact on traffic then other housing options. When people are able to live within a close proximity of amenities, try to include walking paths or biking trails for people to get to the amenities. They do include solar infrastructure and green way trails.

### **B. Proposed Amendment to the Tooele City Fee Schedule for the Tooele City Fire Department for Fire Inspections and Permits**

Mr. Wall presented an amendment to the Tooele City fee schedule for the Tooele City Fire Department for Fire Inspections and permits.

The City Council asked the following questions:

Is the proposed fee an annual or onetime fee?

Who pays the fee under fire operations?

Mr. Wall addressed the Council. Those fees are annual fees. The fire operations are considered stand by fees. They are for the trucks and personnel on the trucks.

The City Council is in favor of this item.

### **C. Proposed Amendment to the Tooele City Fee Schedule for the Oquirrh Hills Golf Course**

Mr. Cook presented an amendment to the Tooele City Fee schedule for the Oquirrh Hills Golf Course green fees. The fees increase \$2-3, season cart fees in the amount of \$600, and range ball fees increasing by a dollar. The cart fee guarantees you a golf cart any time you go. The punch pass would be adjusted to these prices.

The City Council is in favor of this item.

### **D. Proposed Amendments to Tooele City Code 7-1-5; Definitions, Regarding the Addition of Lithium-Ion Batteries to the Definition of Hazardous Materials Storage**

Mr. Aagard presented an amendment to City Code 7-1-5 in regards to the definition of lithium-ion batteries. The storage of lithium-batteries is not permitted in any industrial zones on the table of uses. However, there is not a definition of hazardous waste. It is a concern that the storage of lithium-ion batteries can cause major fires, taking many of the City resources. Staff is proposing code amendments to prohibit storage of these batteries.

The City Council asked the following:  
How does this impact retail?

Mr. Aagard addressed the Council. This is referring to mass storage. Retail stores don't normally store a large amount of lithium-ion batteries.

The City Council is in favor of this item.

### **E. Gleneagles Settlement Agreement-Bach Homes Request**

Mr. Baker presented an agreement with Gleneagles and Bach homes to dismiss the settlement agreement on the property. The settlement originated due to water issues. At the time of the settlement, there was a limitation of time set for the developer to purchase water. That has expired. The property is in a PUD. Bach Homes are requesting to allow the property to be what it is in the MR-16 zoning district and remove it from the settlement agreement.

The City Council asked the following questions:  
How does the settlement agreement go away?  
Is Bach Homes aware they need to bring water to the development?

Mr. Baker addressed the Council's questions. An agreement will be signed that Bach Homes has released the City of any claims they could have brought forward under the Settlement Agreement. The owner would have to bring water to any new development. Bach submitted this request in writing to abandon the Settlement Agreement.

The City Council is in favor of this item.

**F. Resolution 2024-18 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2023-2024**

Ms. Wimmer presented budget amendments for fiscal year 2023-24. These budget amendments include moving revenue to adjust for carry-over funds, payments, grants, and funds received.

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

A closed meeting was held to discuss litigation and property acquisition.

**Council Member McCall motioned for a closed meeting.** Council member Manzione Seconded. The vote was as follows: Council Member McCall, “Aye,” Council Member Gochis, “Aye,” Council Member Manzione, “Aye,” and Chairman Brady, “Aye.” The motion passed.

The following were present during the closed meeting: Chairman Brady, Council Member Manzione, Council Member McCall, Council Hansen (by phone), Council Member Gochis, Mayor Debbie Winn, Michelle Pitt, Roger Baker, Andrew Aagard, Shannon Wimmer, Paul Hansen, Darwin Cook, Chief Adrian Day, and Jamie Grandpre.

**7. Adjourn**

**Chairman Brady adjourned the meeting at 6:56 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 8<sup>th</sup> day of March, 2024

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Justin Brady, City Council Chair