

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

Date: Wednesday, June 5, 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

Ed Hansen

David McCall

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Loretta Herron, Deputy City Recorder

Roger Baker, City Attorney

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Darwin Cook, Parks and Recreation Director

Jamie Grandpre, Public Works Director

John Perez, Economic Development Director

Chase Randall, Library 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

Ed Hansen, Present

David McCall, Present

3. Mayor's report

Mayor Winn shared the following information:

The Tooele City Arts Council met at the Ritz theater to watch Wizard of Oz. The Tooele County Fire graduation had eight Tooele City graduates. Bit & Spur rodeo grounds created a brand-new riding arena.

4. Council Member's Report

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

5. Discussion Items

A. Ordinance 2024-17 An Ordinance of Tooele City Enacting Tooele City Code Section 10-2-8 Regarding Obstruction of Streets and Sidewalks

Presented by Adrian Day, Police Chief

Chief Day presented a City Code section 10-2-8 regarding obstruction of streets and sidewalks. The City can receive \$42,000 under the homeless shelter mitigation grant. The board needs ordinances on camping and restricting the transfer of money or goods on the highway. Utah State Code outlines these items. The intention is to protect the public.

The Council asked the following questions:

Are all roads included in the ordinance?

Can this be done on business property?

Chief Day addressed the Council's questions. Only the roads listed are included. The ordinance includes space within 10-feet of the high-volume roadway.

Mr. Baker addressed the Council. The roads listed are the roads that are the highest volume within the City. This won't be controlled on private property. Both the driver and person transferring goods will be in violation.

B. Resolution 2024-44 A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for U-Haul Moving and Storage

Presented by John Perez, Economic Development Director

Mr. Perez presented a payment of fee in lieu of water rights conveyance for U-Haul moving and storage. They have an estimated capital investment of \$20.8 million, providing two full time positions and four part-time positions. The applicant is requesting 3.8-acre feet.

The Council asked the following:

Is water use interior use only?

Will they have a carwash?

Mr. Perez addressed the Council. The water is interior use only. There will not be a carwash on the property.

C. Canyon Springs Annexation - Review of the Petition for Annexation of 61 Acres of Property Located at Approximately 750 North Droubay Road

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented an annexation petition of 61 acres located 750 north Droubay Road by Howard Schmidt. This is to annex in 61 acres. All documents have been submitted. It would yield 172 lots, zoned R1-7. The petition does not approve the annexation but accept the petition for further discussion and consideration.

The Council asked the following questions:

Were all studies included?

What is the estimated time frame?

Mr. Andrew addressed the Council's questions. If anything is missing, staff will have the applicant resubmit them at a later time. There are many steps in the annexation process. If there are no hold ups, it can take two to three months.

Mayor Winn addressed the Council. During the next work meeting, they will have all the studies and information to discuss further movement or request additional information.

D. Lexington Greens Lot 107 - Review of a Request to Amend the Lexington Greens PUD to Permit a Reduction of Rear Yard Setbacks

Presented by Andrew Aagard, Community Development Director

The applicant withdrew the application.

E. Public Comment Period Discussion

Presented by Roger Baker, City Attorney

Mr. Baker presented public comment period discussion. These rules help regulate public speaking. These guidelines would include, the public identifying themselves when they speak and identifying their area of residence. The public comment is limited to Tooele residents, business owners, and other constituents which includes public with City business. They are allowed to discuss legislative policies, and limited on time. The written comment does have to address City business and be received within time limit. These regulations can be amended at the discretion of the Council.

The Council asked the following questions:

Should the consequences be listed out or leave it as is?

The Council suggests no clapping, booing, or disruptive behavior.

Mr. Baker addressed the Council. They can list the consequences, though each situation may need to adjust for the unique circumstances. He will bring a resolution with a final draft policy to the June 19th meeting.

F. Fraud Risk Assessment

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented the fraud risk assessment. This is submitted the state auditor's office. Total score is 355-putting the City at low point, does not have a formal audit committee and no CPA just bachelors. This is required by the State.

The City Council asked the following:
Why doesn't the City have a committee?

Ms. Wimmer addressed the Council. The committee would be made up of the public. They would help decide budget, give suggestions on all policies, procedures, and money issues.

G. Lot Line Adjustment for Par Four

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a lot line adjustment for par four. This is also known as Valo on vine. This was excess property that the City sold to a business group. At that time the City had plans for the road located near there. The developer would like to build amenities on that parcel. Staff is proposing a land swap and lot line adjustment. The applicant is in support, but did submit a counter offer. They are asking the City to construct a privacy fence. As well as installing a fence if the City will not landscape their property.

Mr. Baker addressed the Council. The property exchange is simple. There is a detailed purchased agreement with lots of development requirements. He suggests having the applicant's other requests handled as an amendment to the purchase agreement.

The Council showed favor to this item. Including discussing the additional requests at a later time.

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

There was no closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:17 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 19th day of June, 2024

Justin Brady, City Council Chair