

Tooele City Council Business Meeting Minutes

Date: Wednesday, July 5, 2023

Time: 7:00 p.m.

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

City Council Members Present:

Justin Brady

Ed Hansen

Maresa Manzione

Tony Graf

City Council Members Excused:

Dave McCall

City Employees Present:

Mayor Debbie Winn

Andrew Aagard, Community Development Director

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Paul Hansen, City Engineer

Jared Stewart, Economic Development Director

Darwin Cook, Parks and Recreation Director

Minutes prepared by Katherin Yei

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Brady.

2. Roll Call

Tony Graf, Present

Ed Hansen, Present

Maresa Manzione, Present

Justin Brady, Present

Dave McCall, Excused

3. Public Comment Period

Chris Sloan thanked the City and staff for the wonderful Fourth of July activities.

4. Public Hearing & Motion on Ordinance 2023-29 An Ordinance of Tooele City Amending Table 1: Table of Uses in Chapter 7-16 of the Tooele City Code Regarding Accessory Dwellings Units Located Above the Ground Floor in the General Commercial Zoning District and Downtown Overlay District

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented an ordinance amendment for table 1: table of uses in Chapter 7-16 of the City Code. Currently, the code does allow accessory dwellings. In the General Commercial zone, it does allow them with a Conditional Use Permit. The overlay is to encourage economic development, allowing additional housing units. The Planning Commission did hear this item and forwarded a positive recommendation.

The Council asked the following questions:

Are they required to have parking?

Is it beneficial to include specifications for parking?

Mr. Aagard addressed the Council's questions. Residential areas are required to have parking.

Mr. Baker addressed the Council. The downtown overlay has been in place since 1998. Based on accepted planning theories regarding parking, which continue to be accepted, the City Council did not require minimum parking requirements for downtown business and dwellings, because various uses and businesses of the downtown areas have different peak parking hours, which tend to even out over the course of days and weeks, and also to incentive downtown living. The public hearing was opened. No one came forward. The public hearing was closed.

Council Member Hansen motioned to approve Ordinance 2023-29; An Ordinance of Tooele City Amending Table 1: Table of Uses in Chapter 7-16 of the Tooele City Code Regarding Accessory Dwellings Units Located Above the Ground Floor in the General Commercial Zoning District and Downtown Overlay District. Council Member Manzione seconded the motion. The vote was as follows: Council Member Brady, "Aye," Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye." The motion passed.

5. Resolution 2023-52 A Resolution of the Tooele City Council Authorizing Payment of a Fee In Lieu of Water Rights Conveyance for PH Utah Holdings, LLC

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented an application for payment of a fee-in-lieu of water rights for conveyance for PH Utah Holdings. They have reduced their outdoor irrigation numbers with the suggestion of staff to reanalyze the indoor water use as well. The actual request is 1.05 acre/feet for flex space use on Utah Avenue. The project does not have direct sales tax, but promotes business with the community.

Council Member Manzione motioned to approve Resolution 2023-52; A Resolution of the Tooele City Council Authorizing Payment of a Fee In Lieu of Water Rights Conveyance for

PH Utah Holdings, LLC with 1.05 acre-feet of water. Council Member Hansen seconded the motion. The vote was as follows: Council Member Brady, “Aye,” Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Manzione, “Aye.” The motion passed.

6. Resolution 2023-53 A Resolution of the Tooele City Council Authorizing Payment of a Fee In Lieu of Water Rights Conveyance for Christensen Griffith Construction (C&G Construction)

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a payment fee-in-lieu of water rights conveyance for Christensen Griffith Construction for a recreation center with a \$2.7 million investment in new construction. It will create jobs within the community. They are asking for 1.02 acre-feet water.

Council Member Graf motioned to approve Resolution 2023-48 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2022-2023. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Manzione, “Aye,” Council Member Brady, “Aye.” The motion passed.

7. Resolution 2023-55 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow, Inc., for the 2023 Southwest Drive Storm Drain Project

Presented by Paul Hansen, City Engineer

Mr. Hansen presented an agreement with Broken Arrow, Inc. for the storm drain project. The City Council enacted the storm drain fund helping the City elevate problem areas within the City. This project is for a storm drain on Southwest Drive. There are roadways and other improvements that are needed, but funding is not there yet. Broken Arrow came in with the lowest bid at the price of \$375,960.58 with a 5% contingency to be used as reviewed and approved by the Mayor.

Council Member Hansen motioned to approve Resolution 2023-55 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow, Inc., for the 2023 Southwest Drive Storm Drain Project. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Manzione, “Aye,” Council Member Brady, “Aye.” The motion passed.

8. Resolution 2023-56 A Resolution of the Tooele City Council Approving an Agreement with Achieve Contracting LLC for the Settlers Memorial Park Restrooms Project

Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook presented an agreement with achieve contracting LLC for a two-stall restroom at Settlers Park. The park receives a portal-potty there every year. The cost is \$247,650. Staff is proposing to use the money in the playground budget for Settlers to make up the remaining budget.

The Council shared concerns about having a security system to help deter vandalism and living quarters located around the restrooms.

Mr. Cook addressed the Council's concerns. Staff is hoping with the daycare and other businesses, kids and families will use the park more, changing the type of people in the area. They did not budget for security cameras, but they can go through their current contractor to do cameras around the bathroom. There are 3 parks that do not have restrooms.

The Mayor addressed the Council. There is \$90,000 in line item for the playground. Boys and girls club will be using this park frequently when they open the new facility.

Council Member Graf motioned to approve Resolution 2023-56; A Resolution of the Tooele City Council Approving an Agreement with Achieve Contracting LLC for the Settlers Memorial Park Restrooms Project and adding to what's previously mentioned, adding cameras to the project with allocating the funds needed. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member Brady, "Aye." The motion passed.

9. Invoices & Purchase Orders

There are no invoices to approve.

10. Minutes

There are no changes to the minutes.

Council Member Manzione motioned to approve Minutes. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye." The motion passed. Council Member Brady abstained from voting.

11. Adjourn

Chairman Brady adjourned the meeting at 7:27 pm.

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 July, 2023

Justin Brady, City Council Chair