

**Tooele City Council
Work Meeting Minutes**

Date: Wednesday, April 7, 2021

Time: 5:30 p.m.

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

City Council Members Present:

Tony Graf
Melodi Gochis
Ed Hansen
Justin Brady
Maresa Manzione

City Employees Present:

Mayor Debbie Winn
Jim Bolser, Community Development Director
Darwin Cook, Parks and Recreation Director
Roger Baker, City Attorney
Shannon Wimmer, Finance Director
Steve Evans, Public Works Director
Michelle Pitt, City Recorder
Cylee Pressley, Deputy City Recorder
Chris Shubert, Fire Chief
Jed Colovich, First Assistant Fire Chief
Bucky Whitehouse, Fire Department Captain

Minutes prepared by Cylee Pressley

Chairwoman Gochis called the meeting to order at 5:32 p.m.

1. Open City Council Meeting

2. Roll Call

Tony Graf, Present
Melodi Gochis, Present
Ed Hansen, Present
Justin Brady, Present
Maresa Manzione, Present

3. Mayor's Report

Mayor Winn shared the City received final numbers on the health insurance premiums of 7.5% rather than the 10%. The decrease will show in the upcoming budget.

The City needs to hire for two new positions in the Community Development Department; a building inspector and a civil inspector. The growth in the community is putting a strain on this department. Average per day inspections for the year 2018 was 12.5. In 2019 it was 15 per day, in 2020 it was 19.5, and today it's at 28 inspections per day. This does not include travel and paperwork. The Mayor is asking for support from the council so the City can advertise for these two positions. Community Development planned to bring in \$325,000 in revenue and has brought in \$675,000 at present with the increase in building. There is money to support the two positions being requested. All Council members were in support of moving forward with pursuing two new hires.

The CIB loan that was for the police station in the amount of nine million dollar's has a fund balance of \$ 516,304.16. The City has finished that project and can take that fund balance and apply it to the loan. The Mayor expressed appreciation to the staff for making this happen under budget.

Chief Kirby is retiring in July of this year. The Mayor expressed gratitude towards his service to the City.

4. Council Member's Reports

Council Member Hansen – no report

Council Member Brady – no report

Chairwoman Gochis shared she attended COG (Council of Governments). Topics discussed in that meeting were about FEMA's flood risk plan, a report on the water use in Tooele Valley, and the by-laws. She attended a meeting with the Tooele Health Department and was informed they are ending the mask mandate. Tooele is still encouraging people to wear a mask in the City buildings but it is not required. She encouraged all to be respectful towards those who choose to wear a mask or not. The Health Department shared that over 12,000 doses of vaccine have been distributed. Go to the Health Department website to find out where you can get a vaccine. On the 31st of March, the City Council hosted a meeting on water where Paul Hansen presented. Chairwoman Gochis expressed appreciation to Paul Hansen, Roger Baker, and Steve Evans for all their hard work on this topic.

Council Member Graf shared he attended a Ribbon Cutting for Angora which is a new web servicing business in our community. He also shared how efficient it was to get his vaccine and complimented Tooele Health Department and the Tooele Guard for their organization on the process.

Council Member Manzione expressed appreciation for the Planning Commission on doing a good job and passing on important information to the council.

5. New Fire Station #3

Presented by Mayor Debbie Winn

The Mayor stated this topic has been a long time coming. Former Fire Chief Rick Harrison commented to the Mayor a few years back on a new fire station in Green River. He reported it was a very good building. Jones & DeMille Engineering had built it. Chief Harrison met with officials in Green River about their building a while ago in anticipation of one day building here in Tooele City.

Earlier this year Jones & Demille sent Chief Shubert an email to inquire if the City was ready for a new building. The timing was good. The City audit was complete and there was a surplus in the fund balance. Jones & DeMille came and met with the Mayor and three chiefs for a consultation. The City's immediate needs and future needs were discussed. Fire Station #1 is not earthquake safe and to make it safe would cost as much as building a new building. They also looked at building a new 3rd fire station on property already owned by the City on 1000 North.

The most immediate need is a place to park the additional trucks. The concern stated by the Mayor was if another earthquake happened the equipment would be spread to another place. The Mayor had a picture (Refer to attachment A) she showed in the meeting explaining the three phases.

The Mayor wants to build this fire station without a bond and without increasing taxes. The engineering estimate on the cost of the building is \$2.3 million. \$300,000 is in the budget for a fire station and 2 million can come out of the City's fund balance. The Mayor wants to hire the engineer to start the 1st phase. The estimated cost includes all the site work, architecture engineering fees, other miscellaneous fees, and a 20% budget contingency. She wants to know if the Council's willing to approve a transfer of two million from the fund balance to this project. Now is the time she feels because costs will only increase.

Council Member Hansen was curious about Airmed being in the location of the proposed Station 3. The Mayor said Airmed would like to lease property from us. They plan to build a separate building and do it through the State of Utah.

Council Member Graf is in support of this but wants to ensure that the City does not have a tax increase this year.

Chief Shubert said that Station 3 will not replace Station 1. They did a map study at the beginning on where all the resources lived and found they had the best response time at Station 1. The Chief said some of the equipment will go to Station 3 but the majority will stay at Station 1. Station 1 needs some work done to it and he wants all options considered before a decision is made. The Mayor said Station 1 is still serving the City but the concern with Station 1 is if there is an earthquake. The cost to tear down Station 1 and build new would be very expensive. Chief Shubert said the building is safe also but the concern lies when an earthquake hits. He said there are a lot of needs with the station and 2 million is lot and he wants it also to be considered that the engines are getting old and will need to be replaced at some point. He also shared the Tate's had approached him with several options on property across the street.

Member Brady stated he felt that with the growth of the city the location of Station 3 will be the center of town before long. He supports it in the proposed Station 3 spot.

Member Hansen shared we are blessed to have a volunteer fire department. He has a concern about aging equipment and wants to make sure there is money for engines. Chairwoman Gochis asked how much an engine would be. Chief Shubert put in his budget \$776,000 for an engine and \$200,000 - \$250,000 for equipment.

Member Manzione shared the same feelings as Councilman Brady. Growth is coming and if it's cost effective to build phase 1 and 2 at the same time, she is in support of that.

6. Resolution 2021-15 A Resolution of the Tooele City Council Consenting to the Transfer of Tooele City Assets to the Tooele Volunteer Fire Department (TVFD) Association

Presented by Mayor Debbie Winn

Historically, monthly payments have been made to the fire department for the general health, welfare, and moral. This money is managed by the fire department leadership but still tied to the city which can complicate things. Mayor Winn explained that this Resolution gives the consent to transfer fire department assets to the TVFD Association. The TVFD Association is a nonprofit association for the City's volunteer fire department, so they are able to take charitable donations. The City and the fire department have gone through the extensive lists and separated those that belong to the association and to the City. Anything to do with fighting fire belongs to the City, and anything that pertains to their activities have been assigned to the TVFD Association.

Member Hansen questioned if things were broke down who pays for it. The Mayor explained whatever is on their list will be their responsibility, but she assured when breaking down the lists they were very careful to separate things out that the Association would be able to cover. Any firefighting equipment is on the City's list.

Member Graff wanted to make sure the correct licenses were put in place and what kind of oversight is involved. Mr. Whitehouse shared all requirements have been satisfied for the TVFD Association. For oversight, there is a board of five directors that has been set up. Mr. Whitehouse is serving as President of the association and thanked the City.

7. Proposal for Library Furniture

Presented by Mayor Debbie Winn

The Mayor explained that the furniture at the library is 20 years old. Mayor stated this is needed and she doesn't know when we will have funding to do this in the future. The funding is coming from the non-departmental budget.

Member Brady asked if it's cleanable. Mrs. Carter from the library shared that it is. It is a grade 7, with a 12 year warranty which makes it more expensive. Mrs. Carter wished it was less expensive because she doesn't want to take away needed resources from other projects. She shared that she had applied and received \$62,000 in grants this past year. Chairwoman Gochis applauded her hard work. The council was happy with her getting the new furniture.

8. Resolution 2021-34 a Resolution of the Tooele City Council Consenting to the Annexation of Tooele City in to the Tooele County Recreation Special Service District

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook stated that the County excluded Tooele City as part of this service area when it was created. The City has been applying for these grants for years and found out through an audit we were outside of the area to qualify. This process of annexation is to bring us into the Tooele County Recreation Special Service District Area. If Tooele City consents to the annexation, the special service district will then be able to fund recreation services and facilities within the city through grants.

Member Brady asked if the county is wanting all the areas in it. Mr. Cook said yes but it's voluntary.

9. Ordinance 2020-04 An Ordinance of Tooele City Amending Tooele City Code Chapter 7-19 Regarding Acceptance of Public Improvements

Presented by Roger Baker, Tooele City Attorney

Mr. Baker explained that Tooele City has quite a process for the construction, inspection, certification, and process of acceptance of new public improvements. Acceptance of new public improvements means, at the moment of acceptance, that the City owns them and maintains them. This process needs to be timely and to City specifications. This gives the quality of life that the residence deserve.

Mr. Baker recommends this is an administrative process. The Council as a legislature has stated in the ordinances that these improvements are required. It's the Mayors job to make them work through the staff. There are efficiencies to make it an administrative process.

The Ordinance in the packet does require a city council signature to sign off. Mr. Baker indicated that he put in their packet exactly the ordinance as it was presented one year ago. Later it occurred to him that this might create some confusion about what the City Administration's recommendation was. He sent directly to the Council another version of the Ordinance that does not require a city council signature; that is the version recommended by the City Administration. Mr. Baker recommends it is not necessary for a legislative signature to sign off on an administrative document. This Ordinance adds more safeguards than before by adding the Mayor's signature.

Mr. Baker added that this ordinance is not directly related to the Tooele Associates litigation. The City has been making improvements to the public improvements process since before that litigation, as well as after that litigation, as weaknesses or concerns were discovered, so that the process is quite different and better today than at the time of the events that gave rise to the litigation.

Member Hansen asked what the reasoning in 2017 for the council not changing it. Mr. Baker answered that it came down to lack of trust between the administrative and legislative branches. This is a natural tension built into our government. Member Hansen shared the concern about how the council will be transparent if this is not brought before them. Member Manzione suggested asking for a report that shows the public improvements that will be accepted by the administration. Mr. Baker responded that the Council could have a discussion with Mayor Winn about how they would like the information shared with the Council. Mr. Baker shared that both versions of the Ordinance eliminate the Resolution process.

Chairwoman Gochis recommended bringing this back for a vote in a future business meeting and she recommended using the version that keeps it as an administrative task.

10. Resolution 2021-41 A Resolution of the Tooele City Council Approving a Memorandum of Agreement with Bird Rides, Inc. for a Temporary License to Operate Stand-Up Electric Scooters in Tooele City

Presented by Jared Stewart, Economic Development Coordinator

Mr. Stewart explained that a month ago Bird Rides Inc. approached the City to see about bringing scooters to Tooele. He contacted other cities that had scooters to ask about challenges and to gather information from other cities. The other cities indicated that they haven't seen accidents or injuries any more than they had for bicycles. The City will receive \$0.10 per ride that can be used towards improving sidewalks, or to purchase more bike racks, etc. Bird Rides

has to provide education for the riders and to accept liability. Riders have to be 18 to use them. Each scooter weighs about 38 pounds. There is a weight limit of 220 pounds on the scooters.

Bird Rides will hire a local fleet manager to manage the scooters. The City and Bird Rides will work through a process to restrict certain areas, decide on certain requirements such as the allowed speed for safety reasons, and other details that will need to be worked out. Bird Rides are anxious to get the scooters in our area by May.

Council Member Brady asked if the City will be liable if someone gets hurt. Mr. Stewart said no liability to the City. If the City didn't want the scooter to go into a certain area there are geo-fences that can be put up that would render the scooter unable to work if driven in that area.

11. Resolution 2021-37 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow Construction to install a Duro-Last Membrane Roof on the Former Medical Office Building

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook stated that the City would like to fix the roof at the old family practice building north of the cemetery. An engineer has inspected and reviewed the building and found it mostly sound but there are a few things that need to be fixed. Broken Arrow has been used in the past to install several Duro-Last membrane roofs. Mr. Cook asked that they be sole-sourced to do this type of roof because they do such a good job, and have done several of them. He explained that this type of roof works well with this type of structure. The PAR tax expenditure will be used for this expenditure. The building will eventually be used for parks and recreation crafts, the Arts Council, and Parks and Recreation and cemetery offices.

The contract is for \$41,260, and Mr. Cook asked for an additional 15% for contingency to cover any surprise they might uncover as they are taking off the old roof.

12. Proposed Land Use Map Amendment From the Regional Commercial, Medium Density Residential and High Density Residential Land Use Categories to the High Density Residential Land Use Category for 34.44 Acres Generally Located at Approximately 2530 North 400 East

Jim Bolser, Community Development Director

This is an application that came to the City and is being presented to the Council to see how they feel about it before the formal process starts. It involves two properties by Liddiard's Home Furnishing off of SR-36. The current land use is Regional Commercial, Medium Density Residential, and High Density Residential and its being requested to change to High Density Residential for the eastern three-quarters of the property and leave the commercial designation for the western remainder of the property. The ultimate goal would be to rezone for development to leave some general commercial on the West side toward SR-36 and MR-8 Multi-Family Residential towards the east. The ultimate intent is understood to be to develop the

property for townhome uses and some small lot single family detached. No concept plan has been submitted yet.

Member Hansen had some questions on zoning and land use. Mr. Bolser explained the difference between the two. Land use is demonstrated in the General Plan as generalized categories that show the long range intent for different areas of the city. Zoning is the hard and fast rules that apply to a property today. The relationship between the two comes into play when a proposal comes forward to change zoning the decision making should be made based on what the land use identifies for the property.

Member Manzione motioned to recess, Member Brady seconded.

13. Closed Meeting

A motion to close the work meeting was made by Council Member Manzione. Council Member Hansen seconded the motion. All voted Aye; the motion passed.

Those in attendance in the closed meeting were: Jared Stewart (for a portion of the meeting), Michelle Pitt, Jim Bolser, Steve Evans, Paul Hansen, Mayor Winn, Council Member Hansen, Council Member Graf, Council Member Brady, Council Member Manzione and Chairwoman Gochis.

No minutes were taken on this item.

The meeting adjourned at 8:51 p.m.

14. Adjourn

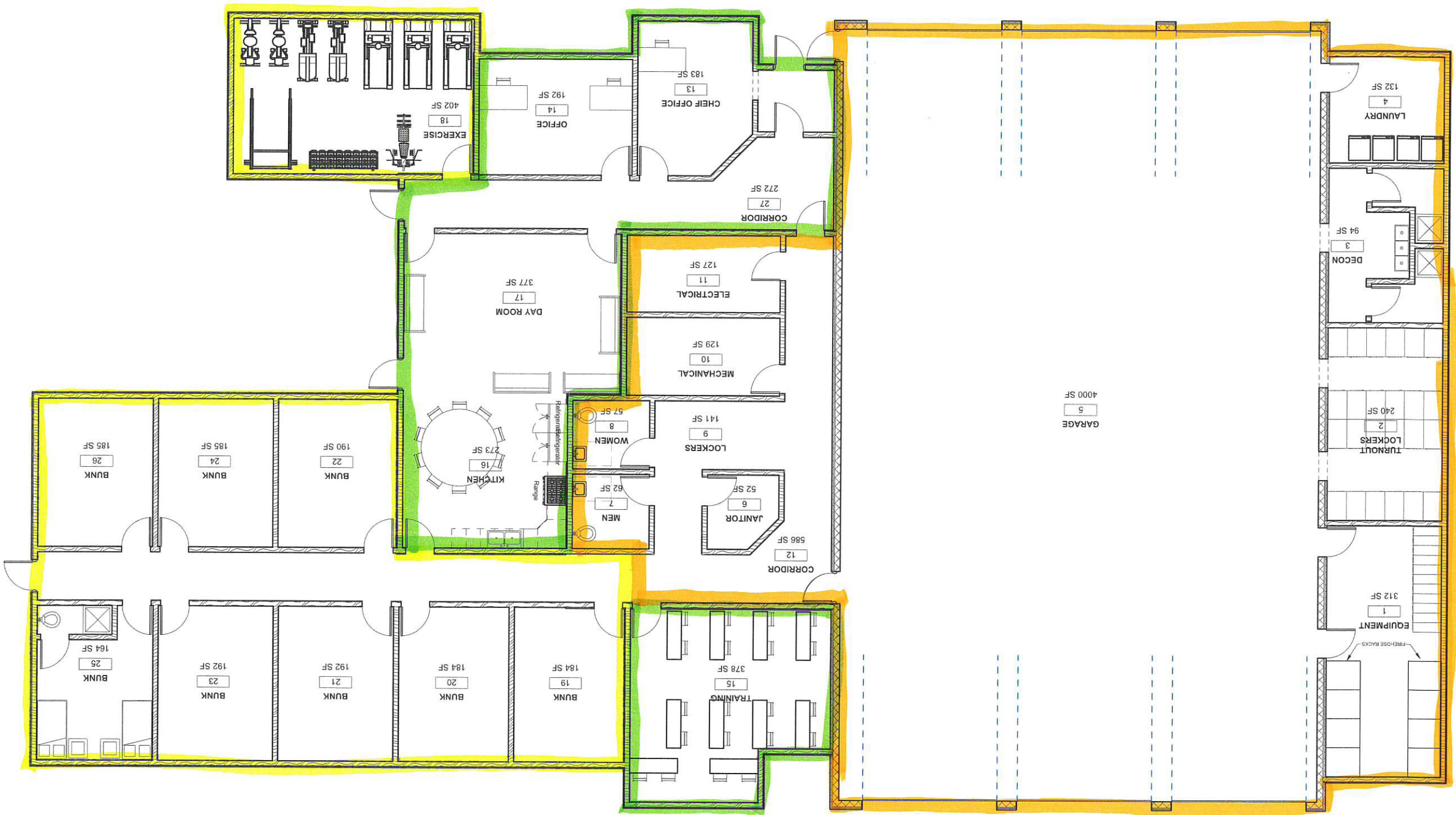
Chairwoman Gochis adjourned the meeting at 8:51 pm.

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 7th day of April, 2021

Melodi Gochis, Tooele City Council Chair

Attachment A



CLIENT NAME

Project Name

FLOOR PLAN - PHASE 3

SUBMITTAL: Project Status

PROJECT NUMBER: Project Number



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COUNTY

PROJECT DESIGN ENGINEER

QUALITY MANAGEMENT REVIEW

DATE

SCALE: 3/16" = 1'-0"

DATE

DATE

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