

Tooele City Council Work Meeting Minutes

Date: Wednesday, March 16, 2022

Time: 5:30 p.m.

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

City Council Members Present:

Ed Hansen

Justin Brady

Maresa Manzione

Tony Graf

David McCall

Planning Commission Members Present:

Chris Sloan

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Michelle Pitt, City Recorder

Jared Stewart, Economic Development Coordinator

Jamie Grandpre, Public Works Director

Kami Perkins, HR Director

Andrew Aagard, City Planner

Holly Potter, Deputy City Recorder

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairman Brady called the meeting to order at 5:34 p.m.

2. Roll Call

Tony Graf, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

David McCall, Present

3. Mayor's Report

Mayor Winn presented information on the following:

The Broadway Hotel is gone and the contaminates have been cleaned up.

'Monday's with the Mayor' will begin on Monday, April 4, 2022 at 7:00pm where they will discuss Police issues.

The City received a grant from Wasatch Front Regional Council for an active transportation plan for the City in the amount \$74,500.

The partnership and program Tooele City had with sister city, Kambarka, Russia is discontinued. Tooele City does support those whom want peace.

4. Council Member's Report

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

5. Discussion Items

A. Utah Well-Being Project Survey

Presented by Courtney Flint, USU - Utah Well-Being Project

Ms. Flint presented about the Utah Well-Being Project Survey. Tooele City has been a partner since 2019 which allows the surveys to help understand the pulse within the City to make educational and informed decisions. The survey is available for anyone 18 years and older and distributed to all residents of Tooele City.

B. Utah Housing Authority Harris Project

Presented by DeAnn Christiansen, Tooele County Housing Authority Executive Director

Ms. Jensen, development consultant, presented on the Harris Community Village. The Housing Authority and the community identified ways to serve the community at large, allowing this place to be for anyone in the community in need. The project started in 2020 and cost \$21,742,841. The location has 66 units, with 40 studio units and the remaining units being one- and two-bedroom areas. The site plan shows the plaza in the middle, housing in the back, and the community center forward facing.

The City Council shared their appreciation and excitement for the project.

Mayor Winn shared information regarding water for the project. They do have some water credits for the site, but they may need some water credits for the resource center area.

C. Impact Fee Waiver for the Murdock Subdivision and Harris Project

Presented by Roger Baker, City Attorney

Mr. Baker presented information on providing an impact fee waiver for the Murdock Subdivision and Harris project. The City Code allows impact fees to be waived up to \$10,000 per unit for affordable housing. There was an initiative to redefine what the waiver means and who can qualify. It was defined who is eligible and tied it to the Tooele County Housing Authority. It will not become an increase profit margin for the developer, but accomplishes the goal to reduce rents and mortgages and to relieve financial stress. They recognize there is a balancing discussion between incentivizing affordable housing and constructing important impact fee facilities. Every

fee waived is a dollar they don't have towards another impact fee project. They make up the difference from the general fund or other funds. They have given a fee waiver on Buffalo Pass and Buffalo Ridge. The fee waiver amount can be decided by the Council.

The Council showed their support of the project for impact fee waiver and expects the matter to be brought back in a future meeting for a vote.

D. Elton Park Cell Tower Lease Renewal

Presented by Roger Baker, City Attorney

Mr. Baker presented information on the lease renewal of Elton Park Cell Tower. The lease revenue when they build the tower is \$15,000 a year and a small escalator throughout the term of the lease. It provides a testing period, about a year, with an expiration, and able to renew for one year. The extension has expired and the contract does not give an automatic renewal of testing period. They have asked for additional year, because they are not ready to build a tower.

The City Council asked the following questions:

What is the reasoning for not building the tower yet?

Is there a competing company interested in the property?

When funds are received, where can they be used?

Mr. Baker addressed the Council's concerns. The company has not given a reason as to why they have not built yet, but the arrangement is beneficial for both parties. By keeping a legal interest in the property, it gives the company an opportunity to preserve their cell signal coverage. Any funds received are a general fund revenue.

The City Council showed their support for the renewal of the contract.

E. Nonresidential Zoning District Setbacks

Presented by Andrew Aagard, City Planner

Mr. Aagard presented information on nonresidential zoning district setbacks. The City received a zoning text amendment regarding the Industrial Zone setback from thirty feet to fifteen feet, enabling the existing buildings in the Industrial Depot to be subdivided into units. The setbacks for Light Industrial and Research and Development was increased to fifteen feet for side yards and twenty feet for rear yards. They have received applications that have found the setbacks to be cumbersome or prohibiting. The proposed text amendment, reduces the side yard to five feet and rear yards to ten feet. Previously to the amendment, the setbacks are set at zero. The staff does recommend a five-foot setback for maintenance and water drainage. The proposed amendments in the notes are in regards to easements, right of ways, and zero setbacks for multiple units in one application.

Council Member Hansen showed concern for the safety of the buildings hooked together on the old Main Street.

Mr. Aagard addressed the concerns. Those properties have mixed zones and could have zero lot line. However, it does have to meet building codes. Industrial zones have a more intense use that require more safety.

F. Budget Updates for Roads, Water, and Sewer

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented information on updated the budget for roads, water, and sewer. The street division for fiscal year 2022 completed the 1000 West rebuild with water line improvements, England Acres with the box covert, Vine Street storm drain and drive replacement, and the slurry seal projects. In fiscal year 2023 the street departments goals include, rebuilding Oak Hill Drive, Sunset Avenue, Deer hollow, Elk Meadows Loop, and 7th street. They will continue to do slurry seal, chip seal, and the sidewalk project.

The water division has drilled Berra Well and Red Del Papa Well. They need to build well houses next. They will continue with the installation of disc filters, the Headworks Building design and build, and sewer main lines.

The Council receives regular feedback regarding the bad condition of the road near Dow James and wondered how soon that will be redone. Seventh street is being widened; is there a sidewalk being added?

Mr. Grandpre addressed the Council's concerns. The road is not on the immediate list for improvements, but can be added. The Seventh street is being widened, and adding curb and gutter. Sidewalk cannot be added in spots because of a severe drop off.

G. Resolution 2022-19 A Resolution of the Tooele City Council Approving an Agreement with Whitaker Construction for the Installation of Disc Filters at the Tooele City Water Reclamation Facility

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented the contract with Whitaker Construction for installation of disc filters at the water reclamation facility in the amount of \$490,137. Half of the cavity is filled with filters that need to be changed out.

H. Salary Schedule

Chairman Brady opened a discussion on the salary schedule that had been discussed during a retreat.

Mayor Winn shared why the salary schedule is the beginning part of the budget. The salary goes in first, then the line items.

The City Council shared their support for the salary schedule.

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

There is no closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:44 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 6th day of April, 2022

Justin Brady, City Council Chair