

Tooele City Council Business Meeting Minutes

Date: Wednesday, November 16, 2022

Time: 7:00 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

City Council Members Excused:

Dave McCall

City Employees Present:

Mayor Debbie Winn

Jared Stewart, Economic Development Director

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Darwin Cook, Parks and Recreation Director

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

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 Chairman Brady.

2. Roll Call

Tony Graf, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

Dave McCall, Excused

3. Public Comment Period

Terry Fisher spoke in regards to a notice she received for a vehicle that was subject for a citation.

Jay Beaster spoke in regards to speeding and traffic on 1000 East.

4. Public Hearing on the Community Development Block Grant (CDBG) First Public Hearing

Presented by Jared Stewart, Economic Development Director

Mr. Stewart shared information on the Community Development Block Grant. The funds can be used on public infrastructure units and non-profit groups. It is federal funding administered through the Wasatch Front Regional Council. The public hearing is allowing the community to give input in the ways the funds are used in the community.

The public hearing was opened.

Darlene Dixon spoke on how the funds could be used in a community area for the Boys and Girls Club.

The public hearing was closed.

5. Public Hearing & Motion on Resolution 2022-94 a Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2022-2023

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented budget adjustments for grants received, England Acre Park, bond payoff, and reallocation for employees that moved departments.

The public hearing was opened. No one came forward. The public hearing was closed.

Council Member Graf motioned to approve Resolution 2022-94 a Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2022-2023. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Chairman Brady, "Aye," Council Member Manzione, "Aye." The motion passed.

6. Public Hearing & Motion on Ordinance 2022-41 an Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 2 Acres of Property Located at the North East Corner of the Intersection of Franks Drive and 1000 North from High Density Residential (HDR) to Regional Commercial (RC)

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented an application for a Land Use Map Amendment for the property located near Franks Drive and 1000 North. In 2019, the property was proposed and approved for a rezone to high-density residential zoning from its commercial zoning, it's now proposed to go back. The current Land Use is HDR High Density Residential with the zoning being MR-16 Multi-Family Residential. The application is requesting to reassign the corner 2-acres of the property to the Regional Commercial land use designation. A few public comments have been received and provided. A traffic light is being proposed and is in active design. The Planning Commission has heard the item and forwarded a unanimous positive recommendation.

The Council asked the following questions:

If there is a commercial property, how will there be a balance for easier access?

Mr. Bolser addressed the Council's questions. Through the site plan process, the applicant will need to provide a traffic study that will help determine access points.

Mayor Winn spoke to the Council. UDOT has been working with the City to design a stoplight and the intersection. The City is in charge of securing the right-of-way.

The public hearing was opened. No one came forward. The public hearing was closed.

Wagstaff Investments holds the property for Holiday Oil. They are conducting a third-party traffic study. There is a possibility of entrance on 1000 North with a right-in, right-out.

Council Member Manzione motioned to approve Ordinance 2022-41. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Chairman Brady, "Aye," Council Member Manzione, "Aye." The motion passed.

7. Public Hearing & Motion on Ordinance 2022-42 an Ordinance of Tooele City Amending Table 1 of Chapter 7-16 of the Tooele City Code Regarding Residential Treatment Facilities and Programs

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented a City Code text amendment regarding residential treatment facilities and programs. The land use category that is identified in the City Code as residential treatments and programs is not defined in the City Code. However, it is defined in state code. This is what the City uses as its guideline. There is a facility that would like to expand into a different location that would be located in a MU-G, Mixed Use-General zoning district. The City Code text amendment would be to establish and allow residential treatment facilities and programs facilities in this specific area. The Planning Commission has heard this item and forwards a positive recommendation.

The public hearing was opened. No one came forward. The public hearing was closed.

Council Member Hansen motioned to approve Ordinance 2022-42 an Ordinance of Tooele City Amending Table 1 of Chapter 7-16 of the Tooele City Code Regarding Residential Treatment Facilities and Programs. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Chairman Brady, "Aye," Council Member Manzione, "Aye." The motion passed.

8. Gardner Batt Water Rights Fee-in-Lieu Request

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a request from developer Gardner Batt to pay water rights fee-in-lieu for 14.22 acres. They would like to create confidence to development on their site. They have discussed creating a table for guidance. As well as bringing these types of items back as a resolution.

Chairman Brady motioned to table the Water Rights Fee-in-Lieu Request until December 7th. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye.” The motion passed.

9. General Vote Canvass

Presented by Michelle Pitt, City Recorder

Ms. Pitt presented the following information in regards to the general vote canvas:

Tracy Shaw, the Tooele County Clerk, swears that the results from the 2022 General Election are true and correct to the best of her knowledge, that the election was conducted in compliance with the rules and regulations for ballot security as outline by the Lieutenant Governor's Office, that the election equipment was maintained in accordance with state statute and EAC certification, And that the clerk's office maintains the voter registration database in accordance with federal and state laws and rules.

Ms. Shaw provided this information about the 2022 General Election:

There were 9,524 Tooele City ballots counted.

There were 448 ballots rejected (election-wide).

Ballots are rejected for reasons, such:

Signature didn't match the voter record

Ballots arriving after the deadline

Tooele City has 17,166 registered voters, and Tooele City had a 55.48% voter turnout.

The results of the PAR Tax Question was:

6,396 in favor, 2,891 against;

it passed with 68.87% in favor, and 31.13% against.

I'm asking you, as the Board of Canvassers, to declare the 2022 General Election certified, by motion, and then by signing the post-canvass report.

Council Member Graf motioned to approve the General vote canvass. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Chairman Brady, “Aye,” Council Member Manzione, “Aye.” The motion passed.

10. Minutes

There are no changes to the minutes.

Council Member Hansen motioned to approve Minutes. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Chairman Brady, “Aye,” Council Member Manzione, “Aye.” The motion passed.

11. Invoices

Ms. Pitt presented the following invoices:

Turf Equipment & Irrigation for Greenmaster 3150-Q Greens Mower in the amount of \$41,794.38.

Chairman Brady motioned to approve the invoices. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Chairman Brady, “Aye,” Council Member Manzione, “Aye.” The motion passed.

12. Adjourn

Chairman Brady adjourned the meeting at 7:36pm.

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 December, 2022

Justin Brady, City Council Chair