

Tooele City Council Business Meeting Minutes

Date: Wednesday, September 18, 2024

Time: 7:00 p.m.

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

City Council Members Present:

Justin Brady

Maresa Manzione

David McCall

Ed Hansen

City Council Members Excused:

Melodi Gochis

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

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

Justin Brady, Present

Maresa Manzione, Present

Dave McCall, Present

Ed Hansen, Present

Melodi Gochis, Excused

3. Mayor's Youth Recognition Awards

Mayor Debbie Winn and Chief Day presented the following youth recognition awards:

Oliva Danley

Alison Garcia
Cruise Carabasis

4. Public Comment Period

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

5. Small Business Development Center Presentation

Presented by Jess Clifford, SBDC Director Tooele Region

This item will be presented in a future meeting.

6. Public Hearing and Motion on Ordinance 2024-25 An Ordinance of the Tooele City Council Approving a Land Use Map Amendment Request by Julia Laboriel and GL Home Investments to Re-Assign the Land Use Designation for 9.81 Acres Located at Approximately 300 East 1000 North from Medium Density Residential to High Density Residential

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a Land Use Map amendment for the property located 300 East 1000 North. IT is east of the new fire station. It is zoned RR-5. The applicant is looking to change the Land Use Map to Medium Density Residential, MDR. Planning Commission recommended approval.

This item was discussed during the work meeting.

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

Council Member Manzione motioned to table this item until the next meeting with further information presented. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

7. Public Hearing and Motion on Ordinance 2024-26 An Ordinance of the Tooele City Council Approving a Land Use Map Amendment Request by Amy Johnson to Re-Assign the Land Use Designation for 4.9 Acres Located at Approximately 105 East 1000 North from Regional Commercial to Mixed Use

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a Land Use Map Amendment for the property located at 105 East 1000 North. The applicant is requesting Mixed Use to facilitate townhomes on top and commercial on the ground floor. The Planning Commission recommend approval.

This item was discussed during the work meeting.

The public hearing was opened.

Amy Johnson clarified any recommendations made by the Council can be addressed at the next step. She showed additional imagery for the project.

The public hearing was closed.

This item was discussed during the work meeting.

Council Member Hansen motioned to approve Ordinance 2024-26 An Ordinance of the Tooele City Council Approving a Land Use Map Amendment Request by Amy Johnson to Re-Assign the Land Use Designation for 4.9 Acres Located at Approximately 105 East 1000 North from Regional Commercial to Mixed Use. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

8. Public Hearing and Motion on Resolution 2024-71 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2024-2025

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented budget amendments including the sidewalks replacement funds, the donations for Tooele City Pageant, Parks Department budget, carry over the new fire truck payment, the new fire station, an adjustment for the Community Development Department vehicle, main street grant, and traffic signal expenses.

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

Council Member McCall motioned to approve Resolution 2024-71 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2024-2025.

Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

9. Resolution 2024-72 A Resolution of the Tooele City Council Approving and Ratifying a General Consulting Agreement with WSRP Certified Public Accountants Regarding the City Financial Statements for FY24

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented an agreement with WSRP Certified Public Accountants Regarding the City Financial Statements for FY24.

Council Member Hansen motioned to approve Resolution 2024-72 A Resolution of the Tooele City Council Approving and Ratifying a General Consulting Agreement with WSRP Certified Public Accountants Regarding the City Financial Statements for FY24

Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Chairman Brady, “Aye.” The motion passed.

10. Resolution 2024-69 A Resolution of the Tooele City Council Appointing Kim Stenquist to the Administrative Control Board of the North Tooele City Special Service District

Presented by Justin Brady, Council Chair

Chairman Brady Presented the appointment of Kim Stenquist to the Administrative Control Board of the North Tooele City Special Service District.

Council Member Manzione motioned to approve Resolution 2024-69 A Resolution of the Tooele City Council Appointing Kim Stenquist to the Administrative Control Board of the North Tooele City Special Service District. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

11. Resolution 2024-70 A Resolution of the Tooele City Council Approving and Ratifying Change Orders #3 and #4 with Broken Arrow, Inc., for Improvements to the 1000 North and 2000 North Roadways

Presented by Paul Hansen, City Engineer

Mr. Hansen presented change orders #3 and #4 with Broken Arrow for additional paving and reconstruction of roadways in the amount of \$538,479 with a contingency of \$14,000.

Council Member McCall motioned to approve Resolution 2024-70 A Resolution of the Tooele City Council Approving and Ratifying Change Orders #3 and #4 with Broken Arrow, Inc., for Improvements to the 1000 North and 2000 North Roadways. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

12. Resolution 2024-73 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointments of Allison Dunn, Heather Hooper, Jon Gossett, and Wayne Anderton to the Tooele City Historic Main Street Commission as Commission Members

Presented by John Perez, Economic Development Director

Mr. Perez presented the Mayor's Appointments of Allison Dunn, Heather Hooper, Jon Gossett, and Wayne Anderton to the Tooele City Historic Main Street Commission as Commission Members.

Council Member Manzione motioned to approve Resolution 2024-73 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointments of Allison Dunn, Heather Hooper, Jon Gossett, and Wayne Anderton to the Tooele City Historic Main Street Commission as Commission Members. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

13. Resolution 2024-74 A Resolution of the Tooele City Council Authorizing a Date Extension for Payment of a Fee-in-Lieu of Water Rights Conveyance for Asilia Investments

Presented by John Perez, Economic Development Director

Mr. Perez presented an extension date for Payment of a Fee-in-Lieu of Water Rights Conveyance for Asilia Investments. They are requesting it to be extended to December 2026.

Council Member Hansen motioned to approve Resolution 2024-74 A Resolution of the Tooele City Council Authorizing a Date Extension for Payment of a Fee-in-Lieu of Water Rights Conveyance for Asilia Investments. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

14. Resolution 2024-75 A Resolution of the Tooele City Council Approving a Settlement Agreement with the Environmental Protection Agency and Property Owner Regarding Certain Property on Broadway

Presented by John Perez, Economic Development Director

Mr. Perez presented a settlement agreement with the Environmental Protection Agency and property owner regarding certain property on Broadway. This is formally known the Broadway Hotel. Staff is moving forward to clean this property up and find mixed uses for this area.

Council Member McCall motioned to approve Resolution 2024-75 A Resolution of the Tooele City Council Approving a Settlement Agreement with the Environmental Protection Agency and Property Owner Regarding Certain Property on Broadway. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

15. Resolution 2024-76 A Resolution of the Tooele City Council Authorizing an Economic Development Incentive for Perry Commercial Center for a 120,000 Square Foot Anchor Development

Presented by John Perez, Economic Development Director

Mr. Perez presented an Economic Development Incentive for Perry Commercial Center for a 120,000 Square Foot Anchor Development. This is under a reimbursement process and has an expiration date of two years.

Council Member Manzione motioned to approve Resolution 2024-76 A Resolution of the Tooele City Council Authorizing an Economic Development Incentive for Perry Commercial Center for a 120,000 Square Foot Anchor Development. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

16. Invoices & Purchase Orders

Ms. Pitt presented the following invoices and purchase orders:

UDOT for signal parts at 1000 N 520 E in the amount of \$101,980.64

Summit Partners for software for IT in the amount of \$55,932

Tooele City Arts Council for the Ritz Theater in the amount of \$ \$169,000.00

Council Member Hansen motioned to approve the invoices and purchase orders. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

17. 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 McCall, "Aye," Council Member Hansen, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

18. Adjourn

Chairman Brady adjourned the meeting at 7:48 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 2nd day of October, 2024

Justin Brady, City Council Chair