

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, June 16, 2021

Time: 7:00 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
Steve Evans, Public Works Director
Shannon Wimmer, Finance Director
Darwin Cook, Parks and Recreation Director
Michelle Pitt, City Recorder
Cylee Pressley, Deputy City Recorder

Minutes prepared by Katherin Yei

Chairwoman Gochis called the meeting to order at 7:07 p.m.

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Council Member Graf.

2. **Roll Call**

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

3. **Public Comment Period**

Mike Leonelli, owns 40 acres on McKeller Street, stated the Land Use Map is 30 years old. He stated he hopes that Mr. Bolser gives the City Council an updated map and that decisions are being made on facts, not comments. He stated the map that is shown does not show update information.

4. **Public Hearing and Motion on Resolution 2021-69 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2020-2021**
Presented by Shannon Wimmer, Finance Director

Ms. Wimmer stated this is the final amendment for the budget. She stated the one amendment is to make sure the leave pay-out meets the obligations.

Chairman Gochis opened to the public

Council Member Brady motioned to approve resolution 2021-69. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed.

5. **Resolution 2021-71 A Resolution of the Tooele City Council Adopting the Certified Tax Rate for Fiscal Year 2021-2022**
Presented by Shannon Wimmer, Finance Director

Ms. Wimmer stated the resolution is to adopt the certified tax rate and not increase the rate. She stated the current rate for 2021, based on calendar year, is .002763 which has declined compared to the rate of 2020 which was .003051. She stated the value of the City goes up as the rate goes down.

Council Member Graf stated it is an important step to maintain the taxes for our citizens and it has his full support.

Chairman Gochis stated she agrees with Council Member Graf. She stated she applauds Ms. Wimmer because the estimated was very close to the actual

Council Member Graf motioned to approve resolution 2021-71. 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," Chairwoman Gochis, "Aye." The motion passed

6. **Public Hearing and Motion on Resolution 2021-70 A Resolution of the Tooele City Council Adopting a Final Budget for Tooele City for Fiscal Year 2021-2022**
Presented by Shannon Wimmer, Finance Director

Ms. Wimmer stated it is the final hearing to adopt the budget. She stated the adjustments that were made were given to the City Council, but overall, it is the same budget that was presented in May.

Chairman Gochis opened to the public.

Council Member Manzione motioned to approve Resolution 2021-70, adopting the final budget. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed.

Mayor Winn stated her gratitude for the staff and Ms. Wimmer for putting together the budget. She stated the budget book will be put online and a printed version will be available for the public to view.

7. **Public Hearing & Motion on Ordinance 2021-19 An Ordinance of the Tooele City Council Reassigning the Zoning Classification to the MR-25 Multi-Family Residential Zoning District for Approximately 14.3 Acres of Property Located at Approximately 300 West 1000 North**
Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the applicant is requesting the property be changed to MR-25 zoning to facilitate higher residential usage with the combination of apartments and or townhomes although a concept plan has not been provided. He stated the Planning Commission shared their concerns for MR-25 and forwarded a positive recommendation to make the zone MR-16 with a split vote of five to two.

Mr. Bolser stated the Council had three options to move forward. He stated option one was to consider the applicants request of MR-25 and approve or deny it. He stated option two is to consider the Planning Commission's recommendation and move forward with MR-16 by tabling this review and allowing the applicant to revise his application to a request for that zoning. He stated option three was to table the ordinance and discuss it further.

Council Member Brady asked for clarification on access points.

Mr. Bolser stated through the corridor agreement, there was a right-in, right-out only at 300 West. Council Member Brady stated most of the traffic from the development would

go to 200 West. Council Member Hansen asked what UDOT is doing to the roads when they close them for construction in June. Mayor Winn stated UDOT would not be adding any lanes, only repairing the roads.

Council Member Manzione stated much of the discussion at the Planning Commission meeting was around not knowing what would actually be put there. She stated MR-16 is big enough and not having a concept plan, it is hard to allow anything bigger.

Council Member Hansen stated the Council has some room to help guide the project upon approvals.

Council Member Brady stated his concern is for the traffic on the road.

Boyd Pries, the applicant, stated they are happy to bring back a concept plan, but he wants to make sure they are going in the same direction. He stated they want to work with Tooele City's ideas. He stated the rezone makes sense for MR-25 and high density because it attracts retail and commercial, increases sales tax Main Street and 1000 North allows people to get in and out of the neighborhood without disrupting other neighborhoods, less traffic that is generated per person, develops walkable community, lower infrastructure costs to City, and it's a great location for public transit. He stated it provides a work, live, and play atmosphere within the community.

Council Member Hansen asked if there was a possibility for access at 250 West and 300 West.

Mr. Pries stated the exhibit he has, has an exit at 250 West and a possibility of a light at 300 West.

Mr. Bolser stated he pulled the corridor agreement which has allowance at 250 West access only if there is spacing. He stated there currently is not any spacing there.

Council Member Manzione stated during the Planning Commission meeting it was stated they do not have a builder yet. Mr. Pries stated they wanted to sell to just a builder but stay involved in the process.

Council Member Brady asked if the plan is apartments and or townhomes.

Mr. Pries stated it would most likely be condominiums but does not have a site plan currently.

Chairman Gochis opened the public hearing.

Jace Bakehead stated there is opportunity for retailers like TJ Maxx, Hobby Lobby, etc. to come in if Tooele has higher density. He stated retailers look at the density. He stated he wants the City to be excited for the project which will be developed in phases as they work together.

Greg Shields, retail broker, stated Tooele City is special to him. He stated he is the guy that sits in the room and finds out what it takes to bring in the commercial including zoning at MR-16 or MR-25.

Mr. Bolser stated there were public comments received for the Planning Commission hearing which were provided to the Council as a part of their packet.

Chairman Gochis stated she has concern on a walkable community because the possibility of 350 units on 14 acres brings in many children. She stated her fear for children being near the busy road and walking. She stated she would like to see a study of how it will impact area.

Council Member Manzione asked if walking paths can be added to the traffic study. Mr. Bolser stated the walking paths can be added as an pedestrian element of traffic study.

Council Member Graf stated they are not able to change the railroad tracks, location, etc., so he doesn't see it as a feasibility for MR-25. He stated his proposal would be to table for MR-16 consideration.

Mr. Bolser stated the Council could table and discuss MR-25 further with the requested study information or table and suggest the applicant revise to MR-16, but if the applicant does not want that, they make a circle back to where they are now.

Council Member Manzione stated she is not a fan of MR-25, but is not opposed for further discussion to be fair to the applicant.

Council Member Manzione motioned to table Ordinance 2021-19 for further discussion with a concept plan, traffic study, and water study being presented.

Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Naye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed.

8. **Resolution 2021-65 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Finance)**
Presented by Michelle Pitt, Tooele City Recorder

Ms. Pitt stated the City Council declare two Yamaha Scooters surplus and allow them to go to outside auction.

Council Member Hansen asked where they take them to auction.

Ms. Pitt stated the fleet manager takes them to TNT auction.

Council Member Graf asked what the scooters were used for.

Ms. Pitt stated they were used for the water meters.

Chairman Gochis asked if they had just come to the end of its life span and had been replaced.

Ms. Pitt stated the scooters had been replaced.

Council Member Hansen motioned to approve 2021-65. 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," Chairwoman Gochis, "Aye." The motion passed

9. **Resolution 2021-68 A Resolution of the Tooele City Council Approving an Amendment and Extension to the Interlocal Agreement with Tooele County for Solid Waste Disposal Presented by Debbie Winn, Mayor of Tooele**

Mayor Winn stated the resolution is to extend the agreement with Tooele County for solid waste disposal. She stated the agreement has been in existence for three years; they will leave the fee amount the same and extend for another year.

Council Member Brady motioned to approve resolution 2021-68. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

10. **Resolution 2021- 67 A Resolution of the Tooele City Council Approving a Contract with Christensen & Griffith Construction for the Oquirrh Hills Golf Course Restroom Buildings Project**
Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook stated bids went out to construct restroom at the Golf Course; they received two back with Christensen & Griffith Construction being the lowest. He stated this resolution is to approve the contract with Christensen & Griffith to construct bathrooms for the front nine and the back nine at the Oquirrh Hills Golf Course. He stated there are two alternates and the Council can choose which one they would like. He stated alternate one is to build both bathrooms for \$228,726. He stated alternate two is to build just the back bathroom for \$96,043.

Chairman Gochis asked if they already approved in the budget the construction on the bathrooms for the back nine and would be adding to the budget for the additional cost.

Mr. Cook stated it they did approve the budget for the back nine bathrooms and approval for this contract would be approving the additional funds with a contingency of 5%.

Council Member Brady asked for further clarification on the price different between the two alternates.

Mr. Cook stated due to the location of where the front nine bathrooms would be located in 810 feet away from an electrical connection and the cost is to connect the building to that connection. He stated it does include the demolition of the front nine.

Council Member Brady asked how much is in the par-tax that can be spent.

Mr. Cook stated they had not requested the full amount of the budget; there is \$385,000 available.

Council Member Hansen motioned to approve 2021-67 with alternate one. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

11. **Resolution 2021-72 A Resolution of the Tooele City Council Approving a Contract with Cold Tech Refrigeration Inc. for Removal and Replacement of the HVAC System for the Tooele City Youth Center**

Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook stated one of the heaters has completely failed and the swamp cooler has reached its life span in the Tooele City Youth Center. He stated it had been sent to bid with Cold Tech Refrigeration Inc bidding at \$57,948. He stated Tooele City does use Cold Tech for other needs. He stated the resolution is to award the contract to Cold Tech Refrigeration Inc with a 5% contingency.

Council Member Brady motioned to approve 2021-72. 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," Chairwoman Gochis, "Aye." The motion passed

12. **Resolution 2021-73 A Resolution of the Tooele City Council Approving an Agreement with Sonntag Recreation LLC for Purchase and Installation of a Playground at England Acres Park**

Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook stated this is considered phase two construction project at England Acres Park for the playground. He stated four contractors submitted two proposals each. He stated the proposal they chose is a combination of Sonntag Recreation LLC's two proposals. \

Chairman Gochis asked if there is a timeline for this part of the project.

Mr. Cook stated the department will be waiting on the City more than they are waiting for Sonntag Recreation LLC.

Chairman Gochis asked if the department does any of the prep work.

Mr. Cook stated the department would be doing ground preparation. He stated the City has two certified inspectors that can pass it off.

Chairman Gochis stated it is a money savor to use city employees for ground work.

Mr. Cook stated city employees have jumped up and done projects in the past and it does save money.

Council Member Hansen motioned to approve resolution 2021-73. Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

13. **Subdivision Plat Amendment Request to Amend Lot 1 of the Oristruts Minor Subdivision** by Off-Road Innovations, Inc., Located at Approximately 2400 North 600 East in the GC General Commercial Zoning District on 8.81 Acres.
Presented by Mayor Winn, substituting for Jim Bolser, Community Development Director

Mayor Winn stated there is a detailed report of this amendment in the staff report. She stated the Oristruts Minor subdivision wants to take lot one and divide it into five light industrial lots.

Council Member Hansen asked the applicant if they are sold or had a plan for future use.

The applicant stated it is a step for future plans.

Council Member Manzione motioned to approve subdivision plat amendment request to amend lot 1 of the Oristruts Minor subdivision. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

14. **Minor Subdivision Request by Green River, LLC, for the Green Rock Minor Subdivision, to Subdivide an Existing Parcel of Record into Two Lots Located at 353 East 500 North in the R1-7 Residential Zoning District on 0.41 Acres.**

Presented by Mayor Winn substituting for Jim Bolser, Community Development Director

Mayor Winn stated this request was forwarded from the Planning Commission. She stated Green River would like to take an existing parcel of land and divide it into two lots.

Council Member Hansen asked if there was a home on the lot already.
Mayor Winn stated there is one house on the lot already.

Council Member Hansen motioned to approve Minor Subdivision Request by Green River, LLC. Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

15. **Minutes**

- June 2nd Work and Business Meeting

Council Member Manzione motioned to approve minutes from June 2, 2021. Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

16. **Invoices**

Presented by Michelle Pitt, Tooele City Recorder

Ms. Pitt presented the following invoices to the Council for approval:

Tooele County Sheriff's Office for dispatch services in the amount of \$80,078.00.

Settlement Canyon Irrigation Company for \$127,648 to pay the SCIC for contracted work and supplies of installation of storm drain and pipe.

Mayor Winn stated she sent the City Council an email explaining the difference in the amounts. She stated the Settlement Canyon hired the company and the approval is to reimburse the irrigation company.

Council Member Hansen motioned to approve invoices. 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,” Chairwoman Gochis, “Aye.” The motion passed.

17. **Adjourn**

Chairwoman Gochis adjourned the meeting at 8:16pm.

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 July, 2021

Melodi Gochis, City Council Chairwoman