

Tooele City Council Business Meeting Minutes

Date: Wednesday, March 6, 2024

Time: 7:00 p.m.

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

City Council Members Present:

Ed Hansen

Maresa Manzione

Dave McCall

Justin Brady

Melodi Gochis

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Roger Baker, City Attorney

Darwin Cook, Parks and Recreation Director

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Minutes prepared by Katherin Yei

Chairman Brady called the meeting to order at 7:05 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Brady.

2. Roll Call

Maresa Manzione, Present

Melodi Gochis, Present

Justin Brady, Present

Ed Hansen, Present

Dave McCall, Present

3. Mayor's Youth Recognition Awards

Mayor Debbie Winn and Chief Day presented a Youth Recognition Award to the following:
Jeremiah Jensen

4. Public Comment Period

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

5. Public Hearing and Motion on Ordinance 2024-04 An Ordinance of Tooele City Amending Tooele City Code Section 7-1-5, Definitions, Regarding the Addition of Lithium-Ion Batteries to the City's Definition of Hazardous Materials

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented an amendment to City Code 7-1-5 in regards to the definition of lithium-ion batteries. The storage of lithium-batteries is not permitted in any industrial zones apart of the table of uses. However, there is not a definition of hazardous waste. It is a concern that the storage of lithium-ion batteries can cause major fires, taking many of the City resources. Staff is proposing code amendments to prohibit storage of these batteries. The Planning Commission forwarded a positive recommendation the ordinance at 6:1.

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

Council Member Manzione motioned to approve Ordinance 2024-04; An Ordinance of Tooele City Amending Tooele City Code Section 7-1-5, Definitions, Regarding the Addition of Lithium-Ion Batteries to the City's Definition of Hazardous Materials. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

6. Resolution 2024-19 A Resolution of the Tooele City Council Implementing a Program and Amending the Tooele City Fee Schedule for Tooele City Fire Department Hazardous Materials Inspections and Permitting in Commercial, Industrial, and Other Establishments

Presented by Nick Wall, City Fire Marshal

Mr. Wall presented an amendment to the Tooele City fee schedule for the Tooele City Fire Department for Fire Inspections and permits.

This item was discussed during the work meeting two weeks ago.

This item was discussed during the work meeting on February 21, 2023.

Council Member Gochis motioned to approve Resolution 2024-19; A Resolution of the Tooele City Council Implementing a Program and Amending the Tooele City Fee Schedule for Tooele City Fire Department Hazardous Materials Inspections and Permitting in Commercial, Industrial, and Other Establishments. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

7. Resolution 2024-20 A Resolution of the Tooele City Council Approving an Abandonment of the 2008 Settlement Agreement for Gleneagles PUD

Presented by Roger Baker, City Attorney

Mr. Baker presented an agreement with Bach Homes regarding the Gleneagles PUD to dismiss the 2008 settlement agreement on the property. The settlement originated due to water rights issues. At the time of the settlement, there was a limitation of time set for the developer to purchase water rights credits from the City. That has expired. The property is in a PUD. Bach Homes is requesting to allow the property to be what it is in the MR-16 zoning district and remove it from the settlement agreement. The City's risks and obligations under settlement agreement have ended. Bach Homes will release the City from any claims it might otherwise have under the settlement agreement.

This item was discussed during the work meeting on February 21, 2023.

Council Member Hansen motioned to approve Resolution 2024-20; A Resolution of the Tooele City Council Approving an Abandonment of the 2008 Settlement Agreement for Gleneagles PUD. Council Member Manzione seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

8. Resolution 2024-21 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Fees at the Oquirrh Hills Golf Course

Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook presented an amendment to the Tooele City Fee schedule for the Oquirrh Hills Golf Course green fees. The fees increase \$2-3, season cart fees in the amount of \$600, and range ball fees increasing by a dollar. The cart fee guarantees you a golf cart any time you go.

This item was discussed during work meeting on February 21, 2023.

Council Member McCall motioned to approve Resolution 2024-21; A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Fees at the Oquirrh Hills Golf Course. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

9. Invoices & Purchase Orders

Ms. Pitt presented the following invoices and purchase orders:

Turf Equipment and Irrigation for a Greenspro 1260 Roller for the golf course in the amount of \$33,625.80.

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

10. Minutes

There are no changes to the minutes.

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

11. Adjourn

Chairman Brady adjourned the meeting at 7:24pm.

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 20 day of March, 2024



Justin Brady, City Council Chair



Tooele County LEPC



3/4/2024

Tooele City Council
90 North Main Street
Tooele, Utah 84074

RE: Letter of Support to enact Hazardous Material Permitting in Tooele City

Dear Council,

The Tooele County Local Emergency Planning Committee (Tooele LEPC)) **would like to express our support for the enactment of a hazardous materials permitting process within Tooele City.** Local Emergency Planning Committees are comprised of community organizations, local businesses, private citizens, and government officials who work and meet monthly to foster relationships and plan for emergencies in our communities. LEPC's are enacted under the "Emergency Planning and Community Right to Know Act of 1986" and function to ensure that all interested parties in a local community have essential elements of information to ensure industry in our communities are functioning safely.

Each year the LEPC receives inquiries from prospective industry partners inquiring if the county and municipal jurisdictions have a permitting process, they need to comply with for their business licensing requirements. In all cases the companies reflect an interest in completing the process and expect to have a fee charged for any subsequent inspection that might be necessary. The data that is accumulated through the inspection process is considered invaluable information for the community leadership and local response agencies to understand to mitigate and respond to any future emergencies at these locations.

On occasion the LEPC will receive requests from citizens who are concerned about potential risks associated with business throughout the county. Permitting processes allow the jurisdictional fire authority to have enough information to address those concerns and educate citizens about any possible risks involved to them or their families.

The Tooele County LEPC voted unanimously by all members in attendance during **February 28th, 2024**, meeting, to endorse the fire inspection process, hazardous materials permitting and fee schedule being requested by the Tooele City Fire Department.

Respectfully,

Bucky Whitehouse, Chairperson

Tooele County Local Emergency Planning Committee