

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, December 15, 2021

Time: 7:10 p.m.

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

City Council Members Present:

Melodi Gochis
Ed Hansen
Justin Brady
Maresa Manzione
Tony Graf

City Employees Present:

Mayor Debbie Winn
Jim Bolser, Community Development Director
Adrian Day, Police Department Chief
Jamie Grandpre, Public Works Director
Roger Baker, City Attorney
Shannon Wimmer, Finance Director
Darwin Cook, Parks and Recreation Director
Paul Hansen, Tooele Engineer
Michelle Pitt, City Recorder

Minutes prepared by Katherin Yei

Chairwoman Gochis called the meeting to order at 7:15 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Brady.

2. Roll Call

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

3. Presentation by Mayor Debbie Winn

Mayor Winn asked Chairwoman Gochis to step forward to the podium. She recognized chairwoman Gochis for her years of service on the City Council and the Arts Council. She presented a special flag and certificate signed by the Governor and Lieutenant-Governor.

4. Mayor's Youth Recognition Awards

Presented by Debbie Winn, Mayor & Stacy Smart, Communities That Care Supervisor

Mayor Winn, Stacy Smart, and Chief Day presented the Mayor's Youth Recognition Awards to the following students:

Haven Jarvis
Caden Latford

5. Public Comment Period

Tony Graf stated his gratitude for Chairwoman Gochis for her service and everything she has done for Tooele City.

6. Public Hearing and Motion on Resolution 2021-116 A Resolution of the Tooele City Council Adopting Tooele City's Updated Water Conservation Plan

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre stated he is bringing the Tooele City's Updated Water Conservation Plan for adoption. He stated the draft plan was submitted to the State and is pending approval from the City Council. He stated the comments that the City Council had given have put implemented. He stated some of those changes include, number three regarding the State-Wide Average, number six regarding the use of reclamation water, number nine regarding the expansion on water conservation from Jordan Valley Water, and number ten regarding the appendix about the added information from Utah Water Saver website.

Council Member Manzione stated her appreciation for the changes.

Council Member Brady asked how often it is updated.
Mr. Grandpre stated it is on a 5-year rotation.

Chairwoman Gochis opened the public hearing. No one came forward. Chairwoman Gochis closed the public hearing.

Council Member Manzione motioned to approve Resolution 2021-116. 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.

7. Public Hearing and Motion on Ordinance 2021-40 An Ordinance of Tooele City Amending Table 2 of Chapter 7-16 of the Tooele City Code Regarding Allowable Building Heights Within (GC) General Commercial Zoning District

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated this item is applicant driven instead of City driven. He stated the application does have a concept plan included. The lot in question is an empty field on the corner of 1000 North. He stated the property owner has several applications for the site with the potential of hosting a hotel and having restaurants. He stated dealing with the matrix and the availability of hotel rooms, they have found most desirable to have a scale of 4 stories. He stated the City Council is aware that in table 2 of chapter 7-16 of development standards specified for GC zone. It has a maximum building height and a maximum of 4 stories and a minimum of 1 story. The applicant has submitted the application to change the building criteria from 50 to 65 feet, bringing the criteria to match and allow it to be built to 4 stories. He stated it has gone through a discussion with City Council and Planning Commission who has held their own public hearing and forwarded a unanimous positive recommendation. He stated part of the Planning Commission discussion, they asked for another discussion on other parts in the tables.

Council Member Hansen had asked for

Mr. Bolser stated they have an obligation to respond to the application, but the staff will pursue the other columns in the near future.

Chairwoman Gochis opened the public hearing.

Shane Smoot stated he represents the applicant. He stated they are proposing a hotel and restaurants near 200 west and 1000 north. He stated they are in discussion with midlevel, high quality hotels. When developing a hospitality, they feel it is important to have an inviting feel. He stated when they have to squeeze four stories, it does not give it a good feeling. He stated to do a quality job, they need the 65 feet. It is a positive thing for the community and invites a higher quality product into the City.

Council Member Brady motioned to adopt Ordinance 2021-40. 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.

8. Resolution 2021-110 A Resolution of the Tooele City Council Approving an Agreement with Ace Recycling and Disposal for Collection, Transportation, and Disposal of Residential Refuse and Recyclable Materials

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer stated the Resolution is to renew the contract for Residential Refuse and Recyclable Materials. She stated it is a 3-year contract that starts January 1st and will go through 2024.

Council Member Manzione stated rates are different than rates of participation and asked for those numbers.

Ms. Wimmer stated she will email the information.

Mayor Winn stated the contract is to take the recyclable materials to the recycle. They contract with Rocky Mountain Recycling but that contract will expire soon and they will put it out for bid.

Council Member Graf stated he has never read the word putrescible.

Council Member Hansen asked for the definition.

Mr. Baker stated it means capable of rotting

Council Member Hansen motioned to approve Resolution 2021-110. 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.

9. Resolution 2021-111 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointments of Tyson Hamilton, Eugene Smith, and Melodi Gochis to the Planning Commission

Presented by Debbie Winn, Mayor

Mayor Winn stated the resolution is to bring appointment of the Planning Commission. The City Charter stated four people are appointed by the Mayor and three by the City Council with an alternate for each. She stated it is a great way for the community to get involved. She wants to reappoint Tyson Hamilton, appoint the alternate Eugene Smith, and Melodi Gochis.

Chairwoman Gochis asked if she needs to recuse herself from voting.

Mr. Baker stated she does not, because they are not voting to approve or consent to the Mayor's appointments, but are voting simply to acknowledge appointments the Mayor has already made.

Council Member Graf motioned to approve Resolution 2021-111 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointments of Tyson Hamilton, Eugene Smith, and Melodi Gochis to the Planning Commission. 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 shared her appreciation for Shauna Bevan for her service on the Planning Commission.

10. Resolution 2021-112 A Resolution of the Tooele City Council Appointing Chris Sloan and Weston Jensen to the Planning Commission

Presented by Melodi Gochis, Council Chair

Chairwoman Gochis stated Weston Jensen was an alternate on the Planning Commission and Chris Sloan who has been a part of the Planning Commission for a while are two of whom they will appoint.

Council Member Hansen stated they have been doing a great job.

Chairwoman Gochis asked how long Commission Sloan has been apart of the committee. Council Member Manzione stated he has been a part of the Planning Commission since 2011.

Council Member Manzione motioned to approve Resolution 2021-112 A Resolution of the Tooele City Council Appointing Chris Sloan and Weston Jensen to the Planning Commission. 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.

Chairwoman Gochis stated they are accepting application for the vacancy of the remaining seat.

11. Resolution 2021-113 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Dump Trucks)

Presented by Michelle Pitt, City Recorder

Ms. Pitt stated the Tooele City purchasing policy states when goods are deemed surplus, outdated, or no longer needed by a department, the purchasing agent will recommend the transfer or disposal of the goods. She stated the Public works department has four dump trucks that have been replaced and asking to be disposed through live auction. She asked the Council to declare them surplus.

Council Member Manzione stated it is great supporting documentation.

Council Member Hansen stated he is a mechanic and it is great to see them use the trucks to their full potential.

Chairwoman Gochis stated her appreciation for Scott Miller for keeping those intact and moving.

Council Member Brady motioned to approve Resolution 2021-113. 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.

12. Resolution 2021-114 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Forklift)

Presented by Michelle Pitt, City Recorder

Ms. Pitt stated the property is from the Park's Department. It consists of a 1992 forklift that has been replaced. She stated with the parts being difficult and impossible to find, they are asking it to be declared surplus and disposed of through live auction.

Council Member Hansen motioned to approve Resolution 2021-114. 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.

13. Resolution 2021-115 A Resolution of the Tooele City Council Approving an Agreement with J-U-B Engineers for the Water Reclamation Facility New Headworks Building Design
Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre stated the resolution is for design services for the Water Reclamation Facility. He stated corrosion has taken its toll on the building and the equipment. He stated with the new facility they will have new equipment, new grit screen equipment, flow channels for liability and resiliency, operation and maintenance, reduce corrosion on building, and enhance and protect the headworks. He stated they have looked at engineers to handle the task and have confidence in J-U-B with a quick turn-around. He stated the resolution is to approve the agreement with J-U-B for the design.

Council Member Hansen asked what the estimated cost is.

Mr. Grandpre stated 4 million dollars was estimated but will ask for an additional of .6 million for additional costs.

Council Member Hansen asked what the contract states.

Mr. Grandpre stated \$396,000.

Council Member Graf asked if it went to bid.

Mr. Grandpre stated with engineers on retainer they went off of list, they have Aqua and J-U-B.

Council Member Brady asked if they applied for grants.

Mayor Winn stated they have not, but they will come back to ask for ARPA funds. She asked for a time line.

Mr. Grandpre stated it will take 9-12 months for design.

Council Member Brady asked if there are any additional funds they can apply for.

Mayor Winn stated they will keep looking.

Chairwoman Gochis stated her appreciation. It is an expense that they need to prepare for.

Mayor Winn stated the engineering firm will also be looking for grants and additional funds.

Council Member Manzione motioned to approve Resolution 2021-115 for the agreement with J-U-B Engineers for the Water Reclamation Facility New Headworks Building Design.

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.

14. Resolution 2021-118 A Resolution of the Tooele City Council Consenting to the Mayor's Appointment of Macy Wellman, Paul Smart, Albert Bottema and Jeff Saunders to the Tooele City Historic Preservation Commission

Presented by Jared Stewart, Economic Development Coordinator

Mr. Stewart stated there has been a turnover of the commission, but is important to have the commission to get grants. He stated their purpose is to survey and inventory community resources, provide advice on two city officials, and enforce Utah historic laws. He stated they meet two times per year.

Chairwoman Gochis asked how long the appointment is for.

Mr. Stewart stated he does not believe there is a time frame in the City Code because it is a volunteer position.

Chairwoman Gochis stated they should report back to the Council.

Council Member Graf stated he loves it and thinks it is important because Tooele has a lot of history. He stated his excitement.

Mr. Stewart stated it will be a great addition to the Down Town Alliance, especially for grants.

Chairwoman Gochis asked if any of the appointees are here.

Mr. Stewart stated he did not inform them of the meeting.

Council Member Graf motioned to approve Resolution 2021-118, A Resolution of the Tooele City Council Consenting to the Mayor's Appointment of Macy Wellman, Paul Smart, Albert Bottema and Jeff Saunders to the Tooele City Historic Preservation Commission. 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. Resolution 2021-119 A Resolution of the Tooele City Council Adopting the 2021 Pre-Disaster Mitigation Plan

Presented by Jared Stewart, Economic Development Coordinator

Mr. Stewart stated this plan is Tooele County's plan, but has a section to prepare for disasters for Tooele City, data in packet for risks and strategies, a cost estimate, and priority of strategies. He stated there are many things the City is already doing. The packet will be hyper linked for anyone to review online and easily navigate.

Mr. Whitehouse stated the project took 25 months from start to completion to make sure the strategies and risks were well represented. He stated mid-January a virtual plan will be available to click on. He stated the plan was approved as long as it gets approved through the Council. It is good for 5 years or until the staff or council needs to amend it.

Chairwoman Gochis stated her appreciation for the plan. She stated disaster can happen when least expecting it.

Council Member Hansen motioned to approve Resolution 2021-119. 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.

Mayor Winn stated her appreciation for Mr. Whitehouse for putting it together and getting it pushed through. She stated they received grant suggestion from Mr. Whitehouse for the emergency generators.

16. Subdivision Plat Amendment for the Ninigret Depot Subdivision #2 Subdivision Plat Amendment Request by the Tooele County School District to Subdivide the approximately 57.99-Acre Lot 103 of the Utah Industrial Depot Subdivision #1 Generally Located at 101 South Industrial Loop Road into 4 Lots in the (i) Industrial Zoning District

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the Tooele County School District is in process to build a new transportation facility. He stated they have identified a site that is adjacent to the district offices. It would be lot 103 of the Ninigret Depot. He stated lot 103 is East of Industrial Road. The Zoning is I, Industrial as well as the surrounding properties. He stated the lot will be divided into four-lots one in which the vehicle-storage will be apart of. He stated the application has been heard by Planning Commission and forwarded a unanimous positive recommendation.

Dave Gamuseo, represents Tooele County School District, stated a clarification is the northwest lot and the surrounding lot is the proposed transportation site.

Council Member Manzione motioned to approve Subdivision Plat Amendment for the Ninigret Depot Subdivision #2 Subdivision Plat Amendment Request by the Tooele County School District. 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.

17. Minutes

Wednesday November 17, 2021 Council Work and Business Meetings

Wednesday December 1, 2021 Council Work and Business Meetings

There are no changes to the minutes.

Council Member Brady motioned to approve Minutes. 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

17. Invoices

Ms. Pitt presented the following invoices:

Turf Equipment & Irrigation for golf utility work vehicles in the amount of \$39,812.92.

Electro Power Utah LLC for cabinets at the wastewater plant in the amount of \$31,210.00.

Kilgore for storm drain work at Aaron Drive and 40 East in the amount of \$33,034.20.

Council Member Hansen asked what the vehicles were for.

Mr. Cook stated they are specialized trucks for maintenance on the golf course.

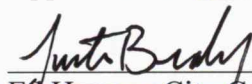
Council Member Hansen motioned to approve invoices. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed.

18. Adjourn

Chairwoman Gochis adjourned the meeting at 8:22pm.

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 5th day of January, 2022



~~Ed Hansen, City Council Vice Chair~~

Justin Brady, Council Chair