

## Tooele City Council Business Meeting Minutes

**Date:** Wednesday, December 21, 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  
Dave McCall

### **City Employees Present:**

Mayor Debbie Winn  
Michelle Pitt, City Recorder  
Holly Potter, Deputy City Recorder  
Adrian Day, Police Department Chief  
Jim Bolser, Community Development Director  
Roger Baker, City Attorney  
Shannon Wimmer, Finance Director  
Jami Grandpre, Public Works Director  
Darwin Cook, Parks and Recreation Director  
Jared Stewart, Economic Development Director  
Matt McCoy, Fire Chief

Minutes prepared by Katherin Yei

Chairman Brady called the meeting to order at 7:08 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, Present

### **3. Public Comment Period**

No one addressed the Council.

**4. Public Hearing & Motion on Ordinance 2022-40 An Ordinance of the Tooele City Council Amending Tooele City Code Section 7-1-5 and Chapter 7-15 Regarding Fair Housing and Residential Facilities for Persons with a Disability**

*Presented by Roger Baker, City Attorney*

Mr. Baker presented an ordinance on amending Tooele City code section 7-1-5 and chapter 7-15. The Ordinance accomplishes an accommodation for disabled residents. Allowing up to eight disabled families to live in a home.

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

**Council Member Graf motioned to approve Ordinance 2022-40 An Ordinance of the Tooele City Council Amending Tooele City Code Section 7-1-5 and Chapter 7-15 Regarding Fair Housing and Residential Facilities for Persons with a Disability.** Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

**5. Public Hearing & Motion on Ordinance 2022-46 An Ordinance of Tooele City Reassigning the Zoning for Approximately 2 Acres of Property Located at the North East Corner of the Intersection of Franks Drive and 1000 North From MR-16 Multi-Family Residential to RC Regional Commercial**

*Presented by Jim Bolser, Community Development Director*

Mr. Bolser presented a Zoning Map amendment for the property located near Franks Drive and 1000 North. The Land Use is RC, Regional Commercial. The current zoning is MR-16. The requesting zone change is RC, Regional Commercial for the future location of a Holiday Oil. The Planning Commission has forwarded a unanimous positive recommendation.

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

**Council Member Hansen motioned to approve Ordinance 2022-46 An Ordinance of Tooele City Reassigning the Zoning for Approximately 2 Acres of Property Located at the North East Corner of the Intersection of Franks Drive and 1000 North From MR-16 Multi-Family Residential to RC Regional Commercial.** 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," Council Member McCall, "Aye." The motion passed.

**6. Subdivision Plat Amendment Request by Cook Builders to Amend Lots 2, 3, and 4 of the Existing Oristruts Subdivision Amended Plat for Property Located at Approximately 600 East 2400 North Affecting 4.5 Acres in the GC General Commercial Zoning District**

*Presented by Jim Bolser, Community Development Director*

Mr. Bolser presented a subdivision plat amendment for the property located 600 East 2400 North. The property is zoned GC, General Commercial. The application is looking to combine lot 2,3, and 4 into one lot. The Planning Commission has forwarded a unanimous positive recommendation.

**Council Member Manzione motioned to approve Subdivision Plat Amendment Request by Cook Builders.** Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

**7. Preliminary Subdivision Plat Request by DR Horton for the Western Acres Phase 2A Subdivision Located at Approximately 1800 North 300 East on Approximately 11.4 Acres Creating 121 Residential Lots in the MR-16 PUD Multi-Family Residential Zoning District**  
*Presented by Jim Bolser, Community Development Director*

Mr. Bolser presented a Preliminary Subdivision Plat request for the Western Acres phase 2A. It is zoned MR-16 with a PUD overlay. Phase 2A includes 121 townhomes lot. Amenities will be included in this phase, including a trail. The Planning Commission has forwarded a unanimous positive recommendation.

**Council Member McCall motioned to approve Preliminary Subdivision Plat Request by DR Horton.** 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," Council Member McCall, "Aye." The motion passed.

**8. Ordinance 2022-44 An Ordinance of Tooele City Amending Tooele City Code Section 3-3-1 to Adopt Appendices F and H of the International Fire Code**  
*Presented by Matt McCoy, Fire Chief*

Chief McCoy presented an amendment to Tooele City Code section 3-3-1 to adopt appendices F and H of the International Fire Code outlining hazards material response program.

**Council Member Graf motioned to approve Ordinance 2022-44 An Ordinance of Tooele City Amending Tooele City Code Section 3-3-1 to Adopt Appendices F and H of the International Fire Code.** 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," Council Member McCall, "Aye." The motion passed.

**9. Resolution 2022-105 A Resolution of the Tooele City Council Approving an Agreement with PGA&W Architects for Fire Station #3**  
*Presented by Matt McCoy, Fire Chief*

Mr. McCoy presented an agreement with PGA&W Architects for Fire Station #3 with 5% cost of the construction cost. The funds will come from a bond and 41-funds. There will be an area for first responders to decompress and focus on mental health.

**Council Member McCall motioned to approve Resolution 2022-105 A Resolution of the Tooele City Council Approving an Agreement with PGA&W Architects for Fire Station #3.** 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," Council Member McCall, "Aye." The motion passed.

**10. Resolution 2022-97 A Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for Gardner Batt Tooele Land Holdings, LLC.**

*Presented by Jared Stewart, Economic Development Director*

Mr. Stewart presented a Resolution for payment Fee-in-Lieu of water rights conveyance for Gardner Batt Tooele Land Holdings, LLC. An inclusion of a timeline and the commitment of the City has been included. They have the authorization of 20 acre/feet of water usage with site plan, building permits, and first building within two years of the resolution.

**Council Member Hansen motioned to approve Resolution 2022-97 A Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for Gardner Batt Tooele Land Holdings, LLC.** Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

**11. Resolution 2022-103 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with All-Tech Electric for Work on Pavilions at England Acres Park and Wigwam Park**

*Presented by Darwin Cook, Parks & Recreation Director*

Mr. Cook presented a Resolution ratifying an agreement with All-Tech Electric for the pavilions at England Acres Park and Wigwam Park. In continuation of completing these projects, they would like to finish with All-Tech Electrical. New electrical and security cameras will be installed.

**Council Member Manzione motioned to approve Resolution 2022-103 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with All-Tech Electric for Work on Pavilions at England Acres Park and Wigwam Park.** Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

**12. Resolution 2022-104 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with Quest Mechanical for Work on Pavilions at England Acres Park and Wigwam Park**

*Presented by Darwin Cook, Parks & Recreation Director*

Mr. Cook presented a Resolution ratifying an agreement with Quest Mechanical for work on pavilions at England Acres Park and Wigwam Park. This work is for restroom features and plumbing within the buildings in the amount of \$36,552.

**Chairman Brady motioned to approve Resolution 2022-104 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with Quest Mechanical for Work on Pavilions at England Acres Park and Wigwam Park.** 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," Council Member McCall, "Aye." The motion passed.

**13. Resolution 2022-106 A Resolution of the Tooele City Council Approving an Agreement with Legrand Jensen, Inc., to Install a Bulk Water Fill Station at the Water Reclamation Facility**

*Presented by Jamie Grandpre, Public Works Director*

Mr. Grandpre presented an agreement with Legrand Jensen, Inc. to install a Bulk Water Fill Station at the Water Reclamation Facility in the amount of \$49,424. This does not include the asphalt and fencing. The water is not currently tracked. The new system can monitor how much water is used. As well as an overhead fill station.

**Council Member Manzione motioned to approve Resolution 2022-106 A Resolution of the Tooele City Council Approving an Agreement with Legrand Jensen, Inc., to Install a Bulk Water Fill Station at the Water Reclamation Facility.** Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

**14. Ordinance 2022-45 An Ordinance of the Tooele City Council Establishing the Dates, Times, and Places of its Public Meetings in 2023**

*Presented by Michelle Pitt, City Recorder*

Ms. Pitt presented the dates, times, and place of the public meetings for 2023. Work meetings begin at 5:30 p.m. and the business meetings at 7:00 p.m. on the first and third Wednesdays of every month; except otherwise noticed by the City Recorders office.

**Council Member Hansen motioned to approve Ordinance 2022-45 An Ordinance of the Tooele City Council Establishing the Dates, Times, and Places of its Public Meetings in 2023.** Council Member McCall seconded the motion. The vote was as follows: Council Member

Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

**15. Invoices & Purchase Orders**

Ms. Pitt presented the following invoices:

Open PO under one of the State Contractors for generators for water wells in the amount of \$1,000,000.

Tooele County Sheriffs Department for 4<sup>th</sup> quarter dispatch fess in the amount of \$80,364.75.

Larson & Company, CPA for FY 2022 Audit services in the amount of \$43,000.

Nickerson Company Inc. for the Red Del Papa well motor in the amount of \$70,457.00.

**Council Member McCall motioned to approve the 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," Council Member McCall, "Aye." The motion passed.

**16. Minutes**

There are no changes to the minutes.

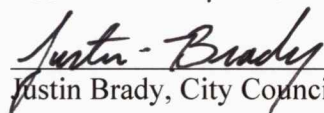
**Council Member Hansen motioned to approve Minutes.** Chairman Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," The motion passed.

**17. Adjourn**

Chairman Brady adjourned the meeting at 7:47pm.

*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 4 day of January, 202~~2~~<sup>3</sup>



Justin Brady, City Council Chair

