

**Tooele City Council and the Tooele City Redevelopment Agency
Work Meeting Minutes**

Date: Wednesday, October 18, 2023

Time: 5:30 p.m.

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

City Council Members Present:

Maresa Manzione

David McCall

Ed Hansen

Tony Graf

Justin Brady

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Roger Baker, City Attorney

Jared Stewart, Economic Development Director

Andrew Aagard, Community Development Director

Darwin Cook, Parks and Recreation Director

Paul Hansen, City Engineer

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairman Brady called the meeting to order at 5:30 p.m.

2. Roll Call

Maresa Manzione, Present

David McCall, Present

Tony Graf, Present

Ed Hansen, Present

Justin Brady, Present

3. Mayor's Report

Mayor Winn reported on the following:

The Mayor attended an essay contest for youth who had written about the first amendment. The Mayor has invited those youth to present those at a later time for the City Council. Last Saturday, the fire department staff held a ground breaking for fire station #3.

4. Council Member's Report

The Council Members reported on the events they attended during the week.

5. Discussion Items

A. J. Fisher Companies Presentation on Missing-Middle Housing Opportunities

Presented by Roger Baker, City Attorney, and J. Fisher Companies

Mr. Baker introduced the concept of missing-middle housing. There are 20-acres of undeveloped land on Rogers Street that the Council may consider for a residential development project. Mr. Baker introduced J. Fisher Companies.

Mr. Jake Wood is a partner with J. Fisher Companies. The company creates housing that varies from single-family to multi-housing homes. They have public-private partnerships creating affordable housing.

The City Council asked the following questions:

How are they able to up keep the properties?

How does the company manage and navigate a high interest?

How does the company manage the design standards within the Cities?

How long are you keeping tenants?

How does the company handle the selection process?

When the projects are built, do you see a decrease the value in surrounding properties?

What would the City's investment be into this project?

Is 20-acre average size for these projects?

Mr. Wood addressed the Council's questions. The company would like to keep their investment beautiful. They have a mission driven component, but they are a for-profit company. They will be able to attract high quality clients in an affordable unit. As a company they put capital away for improvements. When they look at the high interest today, there is a high impact. It affects the cash-flow and narrowing power. The company has propriety relationships with companies and companies to help close the gap on the interest. The company receives a weekly on-site report with a 100% fill rate and a waiting list. J. Fisher tends to put amenities to create an ecosystem that is beneficial to the company and the community. They want to build to a high quality and standard. They work with architects that are mindful of the big picture. The company does follow fair housing guidelines, income threshold for maximum and minimum, and criminal background. For the company personally, they see an increase in value. They hope this helps the housing market. Collaboration is great to create these projects. They want the benefit out way the contribution. 20-acres allows the opportunity for different housing types and be a multi-phase project.

Mr. Baker addressed the Council. That investment would be a mix of contributions from all parties involved. It would be what the Council felt was appropriate. The Residential Special District has been enacted by the City that allows for a unique project. Traditional zoning is

designed to isolate and separate uses. When being able to include a mix of income and housing types, you create great projects and communities.

B. West Utah Avenue Easement Vacation

Presented by Paul Hansen, City Engineer

Mr. Hansen presented the request from the applicant of a vacation of right-of-way located between 1100 West and U.P.R.R. This is not just a vacation of the easement. Staff is recommending to vacate the right-of-way from approximately 120-feet to 84-feet while retaining any property vacated for utilities and the easement for flooding and drainage. This will allow two-lanes of travel and a center lane median.

The City Council would like to see this move forward.

C. Landmark Site Designation Process for the Preservation of Significant Historic Properties

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a landmark site designation for the preservation of significant historic properties. There are properties within the City that are unique and have historical significance. Staff did look at other Cities as they put together the proposal. There is a table of qualifications that properties have to meet in order to be considered. The Planning Commission will have authority to approve these preservations. Once a site is a land mark, it cannot be demolished unless for a safety risk or hazard.

The City Council asked the following questions:

Are a majority of the properties on Main Street?

Can the inside use of the buildings still change?

Mr. Stewart addressed the Council. A majority of the properties would be on Main Street. This primarily relates to the exterior of the building.

The City Council does like the idea of Planning Commission handling these items.

D. Ordinance 2023-41 An Ordinance of Tooele City Amending Tooele City Code Section 10-3-30 Regarding the Removal of Illegally Parked Cars

Presented by Police Chief Adrian Day

Chief Day presented an amendment to the removal of illegally parked cars. This does make registered owners responsible. This defines what danger and obstruction is, giving police authority to remove those vehicles. This item was discussed during the work meeting.

The City Council asked the following questions:

In the winter time, can the officers have vehicles towed?

Chief Day addressed the Council. Officers can site vehicles that are on the streets. It is a safety issue for having any illegally parked vehicles on the road. It is under interpretation of the officers.

E. Resolution 2023-91 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule to Add a Bulk Culinary Water Fee for Limited Commercial Construction
Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented a resolution to amend the fee schedule to add a bulk culinary water fee. This is in regards to commercial construction. The policy does address the high quantity versus low. It is metered water with a deposit of \$1500 and a daily rental amount of \$75 per day. The water usage cost is \$6 per 1000 gallons of bulk water. This is a limited basis for commercial construction companies.

The City Council asked the following questions:
How much does it cost to truck the water in for projects?

Mr. Grandpre addressed the Council. There is a max of gallons per day and max meter rental. Contractors say it can cost \$50,000-\$60,000 per day.

Mr. Baker addressed the Council. Staff has worked hard to draft a policy that will limit the culinary water use but steer the use towards businesses that are providing assets to the community.

6. Closed Meeting - Litigation, Property Acquisition, and/or Personnel

There is no closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:56 p.m.

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 1st day of November, 2023

Justin Brady, City Council Chair