

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

**Date:** Wednesday, November 15, 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

Tony Graf

Justin Brady

Ed Hansen

**City Employees Present:**

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Loretta Herron, City Deputy Recorder

Matthew Johnson, Deputy City Attorney

Jamie Grandpre, Public Works Director

Andrew Aagard, Community Development Director

Paul Hansen, City Engineer

Kami Perkins, Human Resource Director

Shannon Wimmer, Finance 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

Justin Brady, Present

Ed Hansen, Present

**3. Mayor's Report**

Mayor Winn shared her appreciation for all first responders and citizens who helped during the horrible accident. The dog park at England Acres is nearing completion. The City asks all pet owners to keep their dogs on a leash and to pick up after their pets. Snow is coming. Mayor Winn asks all citizens to clean up landscaping materials on the roads and to move their parked vehicles off the road.

#### **4. Council Member's Report**

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

#### **5. Discussion Items**

##### **A. Solid Waste Fee Discussion**

*Presented by Shannon Wimmer, Finance Director, and Fred Philpot, Lewis Young Robertson & Burningham Inc*

Ms. Wimmer presented Solid Waste Fees. Lewis Young Robertson & Burningham Inc. has been reviewing fees throughout the City. Once the fees are adopted, there is a 60-day waiting period before the fees are enacted.

Mr. Philpot presented the solid waste analysis. They would like to have 120-days of reserve. They propose a 27% rate increase FY 2025. The rate for the first garbage can goes from \$11-\$13. The second can is a dollar increase.

The Council asked the following questions:

What does CIP stand for?

Is 120-day standard in other Cities?

What is the maximum amount of cans the residents can have?

Mr. Philpot addressed the Council's questions. CIP stands for Capital improvement plan. Most Cities will range from 90-150 days, with the goal to be close to 150-days. By bringing in 120-day target, it allows for expenditure increases or equipment increase if needed.

Ms. Wimmer addressed the Council. The current rate for the first can is \$11. It is proposed to go up \$2 for the first can, and a \$1 increase for the second can. Residents can have a total of 4 cans. Having the 120-day target allows the City to continue to pay bills.

##### **B. Utah State Retirement Tier 2 Pension Rates Update**

*Presented by Kami Perkins, Human Resource Director*

Ms. Perkins presented an update regarding potential changes for the Utah State Retirement Tier 2 pension rate and the impact that may have on Tooele City. Ms. Perkins shared the information provided by the URS on the assumption changes that led to the change including changes in demographic and salary increase exceeding assumptions including what the employee costs may be for the Tier 2 general and public safety pension plans and reviewed Tooele City's historical pick-up election for public safety. The City does pick up the cost for first-responders. It is anticipated that legislation may be considered during the legislative session regarding the Tier 2 pension plans. The City Council will need to make some decisions with the next budget year as it relates to the Tier 2 retirement plan. If the Council continues to pick up all cost, using our FY23 labor projections, the costs for URS retirement as a whole goes down \$25,000 due to some changes in the amortization component in the overall rates.

### **C. Summary of Proposed Subdivision Process Amendments**

This item is tabled.

### **D. Discussion on Amendments to Tooele City Code 7-11a-18 Design Standards: Building Materials, Tooele City Code 7-11a-12 Design Standards: Landscaping, and 7-11a-25 Deviation from Design Standards, Amendments Proposed by Tooele City**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented amendments in design standards, building materials, landscaping, and deviations. The City currently requires 50% of exterior to be brick or stone, with 60% of it being on the front façade. Staff is proposing to reduce stone and brick on front and street façade to 20% with three additional materials chosen from the approved list. This is to have architecture variety and unit definition. The tree and shrub changes would simplify the tree requirements; Allowing the code to be easier to read and interpret. Staff is proposing to strike the deviation from the code all together.

The City Council asked the following questions:

Why was 20% chosen?

Is that enough trees per acre?

Mr. Aagard addressed the Council's questions. Staff has looked at other City codes finding a number that seems to work.

The Council likes the idea of striking the deviation from code, but would like to see the 20% of building façade higher.

### **E. Proposed Amendments to the Annexation Policy Plan of the Tooele City General Plan**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented amendments to the annexation policy plan of the general plan. The policy plan is an element of the general plan to identify areas adjacent to the City's boundaries that can be considered for annexation. If a property is not included, the property cannot be annexed until the plan has identified it. The map was approved in 2009, and updated in 2020. Since the plan has been approved, Erda has incorporated, Grantsville has expanded, and water is hard to find. Staff is proposing to update the map taking out properties that will not be annexed in to Tooele City due to lack of utilities, undevelopable, or incorporated into another city, town, or government entity. This does not limit the ability to add property, but keeps the plan current. The general plan will have to be amended as well.

The City Council asked the following questions:

How much of this property is on north end of town?

Does the applicant bare the cost to change the plan?

Mr. Aagard addressed the Council's questions. A large portion is on the north end of the town. If it is not identified, the applicant must apply and pay a fee for the map amendment. It will then go through the process of annexing the property.

Mayor Winn addressed the Council. Some of the parcels that are in current plan, that are unincorporated makes sense to leave if the water situation was different. When they are able to obtain more water, they should revisit the plan.

The Council would like it to move forward through the public process.

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

There is a closed meeting to discussion litigation and acquisition.

The work session recessed at 6:51 p.m. and reconvened at 7:40 p.m.

**Council Member Graf motioned for a closed meeting.** Council member McCall Seconded. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

The following were present during the closed meeting: Chairman Brady, Council Member Manzione, Council Member McCall, Council Member Graf, Council Member Hansen, Mayor Winn, Michelle Pitt, Matthew Johnson, Jamie Grandpre, Paul Hansen, and Shannon Wimmer.

No minutes were taken during the closed meeting.

#### **7. Adjourn**

**Chairman Brady adjourned the meeting at 8:11 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 6<sup>th</sup> day of December, 2023

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Justin Brady, City Council Chair