

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council and the Redevelopment Agency (RDA) of Tooele City will meet in a Work Meeting, on Wednesday, November 15, 2023, at 5:30 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website www.utah.gov, the Tooele City Website www.tooelecitey.org, and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Michelle Pitt, City Recorder at (435)843-2111 or michellep@tooelecitey.org

We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://www.youtube.com/@tooelecitey> or by going to YouTube.com and searching "Tooele City Channel".

AGENDA

1. **Open City Council Meeting**
2. **Roll Call**
3. **Mayor's Report**
4. **Council Members' Report**
5. **Discussion Items**
 - a. **Solid Waste Fee Discussion**
Presented by Shannon Wimmer, Finance Director, and Fred Philpot, Lewis Young Robertson & Burningham Inc.
 - b. **Utah State Retirement Tier 2 Pension Rates Update**
Presented by Kami Perkins, Human Resource Director
 - c. **Summary of Proposed Subdivision Process Amendments**
Presented by Roger Baker, City Attorney
 - 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
 - e. **Proposed Amendments to the Annexation Policy Plan of the Tooele City General Plan**
Presented by Andrew Aagard, Community Development Director
6. **Closed Meeting**
~ Litigation, Property Acquisition, and/or Personnel
7. **Adjourn**

Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2111 or Michellep@Tooelecitey.Org, prior to the meeting.

URS ANNOUNCED RATE CHANGES

Effective
July 1, 2024



Contribution Rate Changes

What it all means for URS
employers and employees



Trust • Commitment • Value • Innovation • Excellence

All slides and images with URS were taken from a recent training session they provided.

URS SETS RATES

URS Assumption Changes

FY 2024-2025

- » Economic assumptions
 - › No changes
- » Demographic assumptions
 - › Upward shift in the salary increase assumption
 - › Minor adjustments to certain other demographic assumptions:

URS SETS RATES

URS Actuarial Assumptions

- » Economic assumptions
 - › Price inflation, Investment return
- » Demographic assumptions
 - › Salary increases (for individuals), Mortality (active, post-employment, disability), Disability incidence, Retirement rate, Other terminations
- » Valuation methodologies
 - › Amortization policy, Actuarial cost method and asset valuation method

URS SETS RATES

Year over Year Salary Increase

Year	State	Average Increases for Continuing Members			
		Teachers	Local	Public Safety	Firefighters
2007	7.8%	9.8%	7.1%	7.7%	6.8%
2008	6.9%	7.4%	6.8%	7.5%	6.4%
2009	2.9%	3.9%	3.4%	4.0%	4.0%
2010	1.4%	1.2%	1.4%	0.8%	2.1%
2011	2.3%	3.2%	2.7%	2.3%	2.5%
2012	2.7%	2.5%	3.0%	2.6%	2.7%
2013	3.0%	3.4%	3.9%	3.4%	3.4%
2014	3.4%	3.7%	3.7%	3.9%	3.7%
2015	4.6%	4.5%	4.6%	4.6%	4.7%
2016	4.8%	6.0%	4.6%	5.4%	5.1%
2017	4.6%	6.7%	4.9%	5.7%	5.4%
2018	5.2%	7.8%	5.4%	6.1%	5.1%
2019	5.3%	7.5%	5.8%	7.1%	6.1%
2020	4.2%	7.7%	4.9%	5.2%	5.5%
2021	6.0%	8.6%	6.0%	7.7%	6.1%
2022	7.9%	7.0%	9.9%	16.4%	9.4%
Last 10	4.9%	6.3%	5.4%	6.6%	5.5%
Last Exp Study	3.7%	4.7%	4.0%	4.2%	4.1%

Prior
Experience
Study

Current
Experience
Study

All slides and images with URS were taken from a recent training session they provided.

CURRENTLY

Tier 2 - Hybrid Option

FY 2023-2024 Rates
Pension



9.82%

401(k)



0.18%

Preliminary Tier 2 FY 25 Contribution Rates

Preliminary Tier 2 Hybrid Retirement System									
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	Employee	Employer
	Employee	Employer	Employer	Death	Tier I	Total Employer	Total	Increase	Increase
	Tier 2	Hybrid Plan	Hybrid Plan	Benefit*	Amortization %	Rate	Required	(Decrease)	(Decrease)
	DB Rate	DB Plan	DC Plan			(2) + (3) + (4) + (5)	Contribution	From	From
		Rate	Rate				(1) + (6)	Prior Year	Prior Year
Public Employees									
Contributory Retirement System									
11- Local Government ***	0.70	10.00	0.00	0.08	6.87	16.95	17.65	0.70	(1.00)
Public Employees									
Noncontributory Retirement System									
15- Local Government ***	0.70	10.00	0.00	0.08	5.11	15.19	15.89	0.70	(1.00)
16- State and School ¹	0.70	10.00	0.00	0.08	9.44	19.52	20.22	0.70	(0.50)
18- Higher Education	0.70	10.00	0.00	0.08	9.94	20.02	20.72	0.70	0.00
Public Safety									
Contributory Retirement System									
23- Other Division A (2.5% COLA)	4.73	14.00	0.00	0.08	11.27	25.35	30.08	2.14	(0.50)
Public Safety									
Noncontributory Retirement System									
42- State	4.73	14.00	0.00	0.08	17.96	32.04	36.77	2.14	(0.50)
43- Other Division A (2.5% COLA)	4.73	14.00	0.00	0.08	11.25	25.33	30.06	2.14	(0.50)
75- Other Division A (4.0% COLA)	4.73	14.00	0.00	0.08	12.41	26.49	31.22	2.14	(0.50)
44- Salt Lake City	4.73	14.00	0.00	0.08	24.20	38.28	43.01	2.14	0.00
45- Ogden	4.73	14.00	0.00	0.08	26.30	40.38	45.11	2.14	0.00
46- Provo	4.73	14.00	0.00	0.08	19.61	33.69	38.42	2.14	0.00
47- Logan	4.73	14.00	0.00	0.08	18.87	32.95	37.68	2.14	(0.50)
48- Bountiful	4.73	14.00	0.00	0.08	26.89	40.97	45.70	2.14	0.00
49- Other Division B (2.5% COLA)	4.73	14.00	0.00	0.08	9.95	24.03	28.76	2.14	0.29
76- Other Division B (4.0% COLA) ***	4.73	14.00	0.00	0.08	13.94	28.02	32.75	2.14	(1.00)
Firefighters' Retirement System									
31- Division A**	4.73	14.00	0.00	0.08	0.00	14.08	18.81	2.14	0.00
32- Division B**	4.73	14.00	0.00	0.08	0.00	14.08	18.81	2.14	0.00

WHAT MAY HAPPEN

Tier 2 Hybrid Contributions

Public Employees - Effective July 1, 2024

Pension Rate



10.70%

401(k)
Contribution



Employee
Contribution



.70%

CURRENT
"PICK-UP"
2.6%



Tier 2 Hybrid Contributions

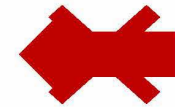
Public Safety - Effective July 1, 2024

Pension Rate



18.73%

401(k)
Contribution



Employee
Contribution
Employer may
pick-up



4.73%

Tier 2 General Workforce	Tier 2 Police & Fire
Employee's Pay Full .7% (cuts direct pay)	
Legislation Changes Allowing the "Pick-up Election" for this Plan	"Pick-Up" Option was Incorporated into this Plan when Benefits Changed
Tooele City Decides to "Pick-up" all or some of the Employee-required Contribution	Tooele City Elected to "Pick-up" up to 2.6% of the Employee-Required Contribution
	Tooele City holds the approved "Pick-up" Amount and passes the new additional 2.13% to public safety staff (cuts direct pay)
	Tooele City Decides to Increase the "Pick-up" Amount or Part of the Amount up to the New 4.73%



Employer "Pick-Up"

- » An option to formally "pick-up" the employee portion of the contribution rate
 - › Allowed for Public Safety and Firefighter employees
 - › Currently prohibited for Public Employees
 - › "Pick-ups" have formal rules to make irrevocable election



REDUCTIONS ON
TIER 1
AMMORTIZATION
COST
GOES DOWN

If Legislation Changes & Allows City to “Pick-up” on both plans and City Council Decides to “Pick-up” all...

Overall Retirement Cost Reduction
-\$25,000 using FY24 Labor Projections



Decisions to be Made after Legislative Session and with the fiscal year budget.

7-11a-18 Design Standards: Building Materials

1. Exterior Finishes Front and Public Street Facing Facades. Exterior building materials shall be natural or cultured brick or stone over at least ~~50~~20% percent of the ~~entire building front~~ facade (not including windows and doors); ~~the remaining 50% being brick, stone, stucco, clapboard, wood, block/masonry, and/or vinyl. At least 60% of the front building facade shall be natural or cultured brick or stone.~~ All building facades that face a public right-of-way or exterior street shall utilize at least ~~4~~20% natural or cultured brick or stone.
2. All remaining space on front and street facing facades, as well as facades not facing a public street shall comply with the following:
 - a. Shall utilize at least three of the following exterior building materials. Stucco, clapboard, board and batten, wood, masonry block, vinyl, metal panels, tile, aluminum, shake, terra cotta and/or composite materials.
 - b. Not more than 30% of the exterior building façade not requiring brick or stone shall be covered by one of the exterior materials listed above.

(2) Roof. Roof materials shall be architectural asphalt or composition shingles (at least 30-year), ceramic or clay tiles, or other long-lived weather-resistant materials.

Ordinance Without Edits

7-11a-18 Design Standards: Building Materials

1. Front and Public Street Facing Facades. Exterior building materials shall be natural or cultured brick or stone over at least 20% percent of the front facade (not including windows and doors). All building facades that face a public right-of-way or exterior street shall utilize at least 20% natural or cultured brick or stone.
2. All remaining space on front and street facing facades, as well as facades not facing a public street shall comply with the following:
 - c. Shall utilize at least three of the following exterior building materials. Stucco, clapboard, board and batten, wood, masonry block, vinyl, metal panels, tile, aluminum, shake, terra cotta and/or composite materials.
 - d. Not more than 30% of the exterior building façade not requiring brick or stone shall be covered by one of the exterior materials listed above.

(2) Roof. Roof materials shall be architectural asphalt or composition shingles (at least 30-year), ceramic or clay tiles, or other long-lived weather-resistant materials.

7-11a-12 Design Standards: Landscaping

(6) Quantity. The plantings throughout multi-family Projects are intended to enhance and beautify community appearance and to protect welfare by protecting residents and visitors from the traffic, noise, glare, trash, activity, vibration, odor, visual disorder and other adverse or harmful effects associated with some uses. ~~For the purpose of this Section, a building section shall mean the area between building entrances, the area between a building entrance and the edge of the facade, or the number of horizontal units behind the facade where there are no building entrances.~~ The following shall be required for areas of the Project:

~~(a) In on-site areas between each building and streets outside of the Project, per building section, exclusive of right-of-way and parkstrip requirements:~~

~~(i) along arterial class roads:~~

~~A. at least two shade trees and one ornamental tree utilizing drip-style irrigation systems; and,~~

~~B. at least 150 square feet of planting beds containing flowers and shrubs utilizing drip-style irrigation systems and non-turf ground cover;~~

~~(ii) along major collector class roads:~~

~~A. at least two shade trees and one ornamental tree utilizing drip-style irrigation systems; and,~~

~~B. at least 100 square feet of planting beds containing flowers and shrubs utilizing drip-style irrigation systems and non-turf ground cover;~~

~~(iii) along minor collector class roads:~~

~~A. at least two shade trees utilizing drip-style irrigation systems; and,~~

~~B. at least 100 square feet of planting beds containing flowers and shrubs utilizing drip-style irrigation systems and non-turf ground cover;~~

~~(iv) along local class roads:~~

~~A. at least two shade trees utilizing drip-style irrigation systems; and,~~

~~B. at least 75 square feet of planting beds containing flowers and shrubs utilizing drip-style irrigation systems and non-turf ground cover;~~

~~(b) In areas fronting upon a road which fall between buildings, there shall be at least one tree utilizing drip-style irrigation systems for every 40 feet of frontage for that area;~~

~~(c) In areas around buildings that border on Common Areas:~~

~~(i) along a side facade of each building shall have at least one shade tree utilizing drip-style irrigation systems; and,~~

~~(ii) along a rear facade of each building shall have at least two shade trees utilizing drip-style irrigation systems; and,~~

~~(d) In areas between buildings and parking areas or internal access roads:~~

~~(i) along a side facade of each building shall have at least one shade tree utilizing drip-style irrigation systems; and,~~

~~(ii) along a front or rear facade of each building shall have at least two shade trees and planting beds containing flowers and shrubs utilizing drip-style irrigation systems and non-turf ground cover that outline the entrance to the building; and,~~

~~(e) In areas between buildings and Project boundaries not abutting a street, the requirements shall be the same as those for areas between buildings and a minor collector class street.~~

~~(f) Common Areas not immediately adjacent to a building shall have shade trees and planting beds containing flowers and shrubs utilizing drip-style irrigation systems and non-turf ground cover to complement usable open amenity areas for residents identified in Section 7-11a-22 of this Title. The number of trees to be provided shall not be less than the number of ground floor dwelling units in the Project and shall be generally distributed throughout the Project but may be clustered in Common Areas to provide open activity areas as identified in Section 7-11a-22 of this Title.~~

- A. Trees. In areas excluding right-of-way and park strip requirements the developer shall install at least 20 trees per acre of development.
- I. Trees shall include a 60/40 ratio of deciduous and coniferous varieties.
 - II. 40% of required trees shall be located within 100 feet of any public right-of-way or exterior street.
 - III. 40% of required trees shall be located in or adjacent to common areas with a dedicated recreational purpose.
 - IV. Parking lot trees shall be planted in accordance with the parking lot landscaping requirements as found in TCC 7-4-9, Parking Lots, Section 3, Landscaping.
 - V. All trees shall be irrigated utilizing a bubbler or drip irrigation system.
 - VI. Tree varieties shall be of a type or species that is a known performer and will thrive in Tooele's climate and soil conditions.

- B. Shrubs. The developer shall install around the foundations of each building a planter bed at least five (5) feet in depth and shall include the following:
 - I. At least a 50/50 ratio of deciduous and coniferous varieties of shrubs.
 - II. At least 50 shrubs per acre of development.
 - III. All shrubs shall be irrigated utilizing a bubbler or drip irrigation system.

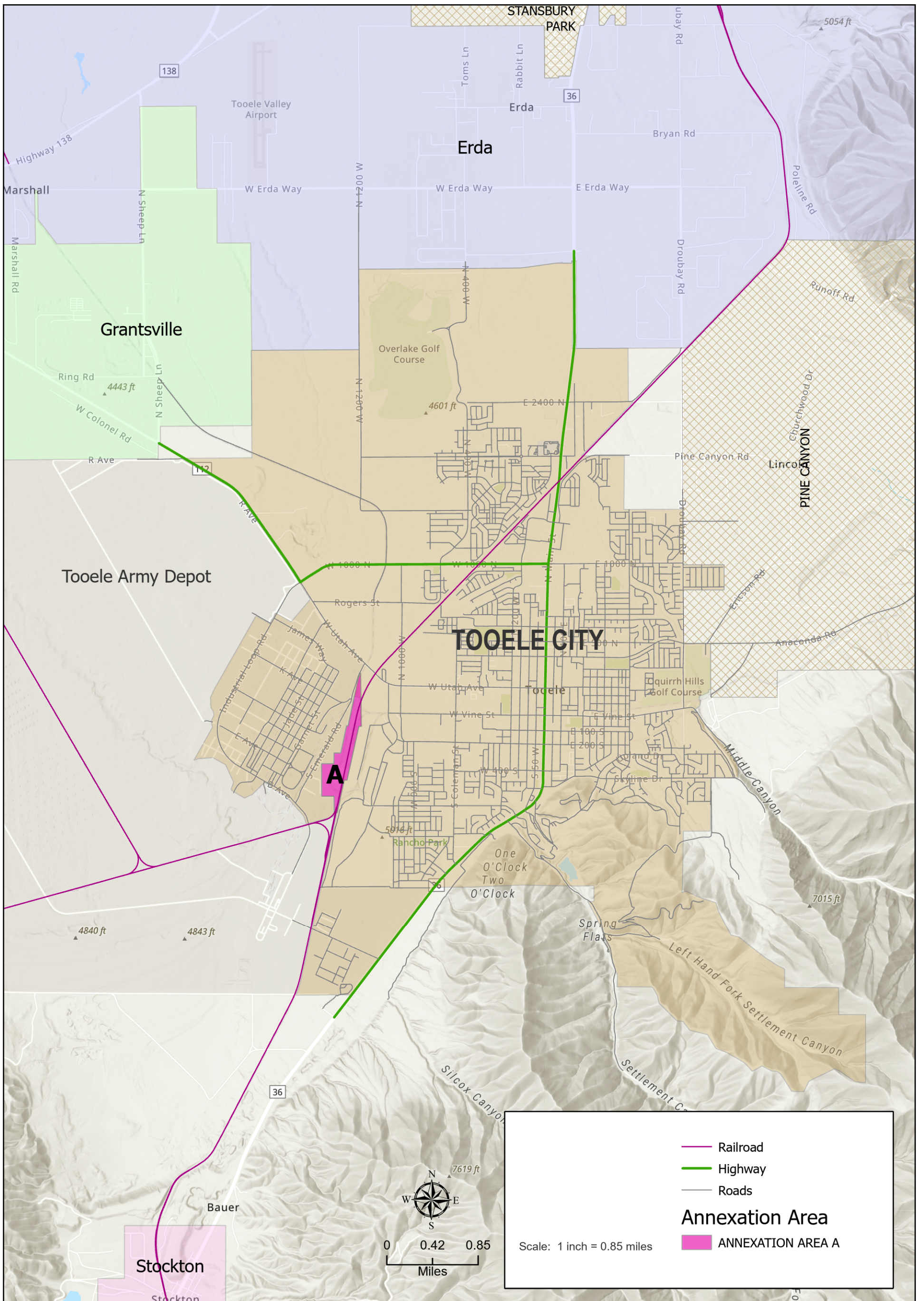
~~(g) For the purpose of compliance with this Section, townhouse Projects or portions of Projects containing townhomes, may reduce the required landscaping from Subsection (6)(a) herein, along the front and rear facade to not less than one tree and 50% of the required planting bed area but shall include the remainder of this requirement in Common Areas of the Project.~~

Ordinance without Edits

7-11a-12 Design Standards: Landscaping

(6) Quantity. The plantings throughout multi-family Projects are intended to enhance and beautify community appearance and to protect welfare by protecting residents and visitors from the traffic, noise, glare, trash, activity, vibration, odor, visual disorder and other adverse or harmful effects associated with some uses. The following shall be required for areas of the Project:

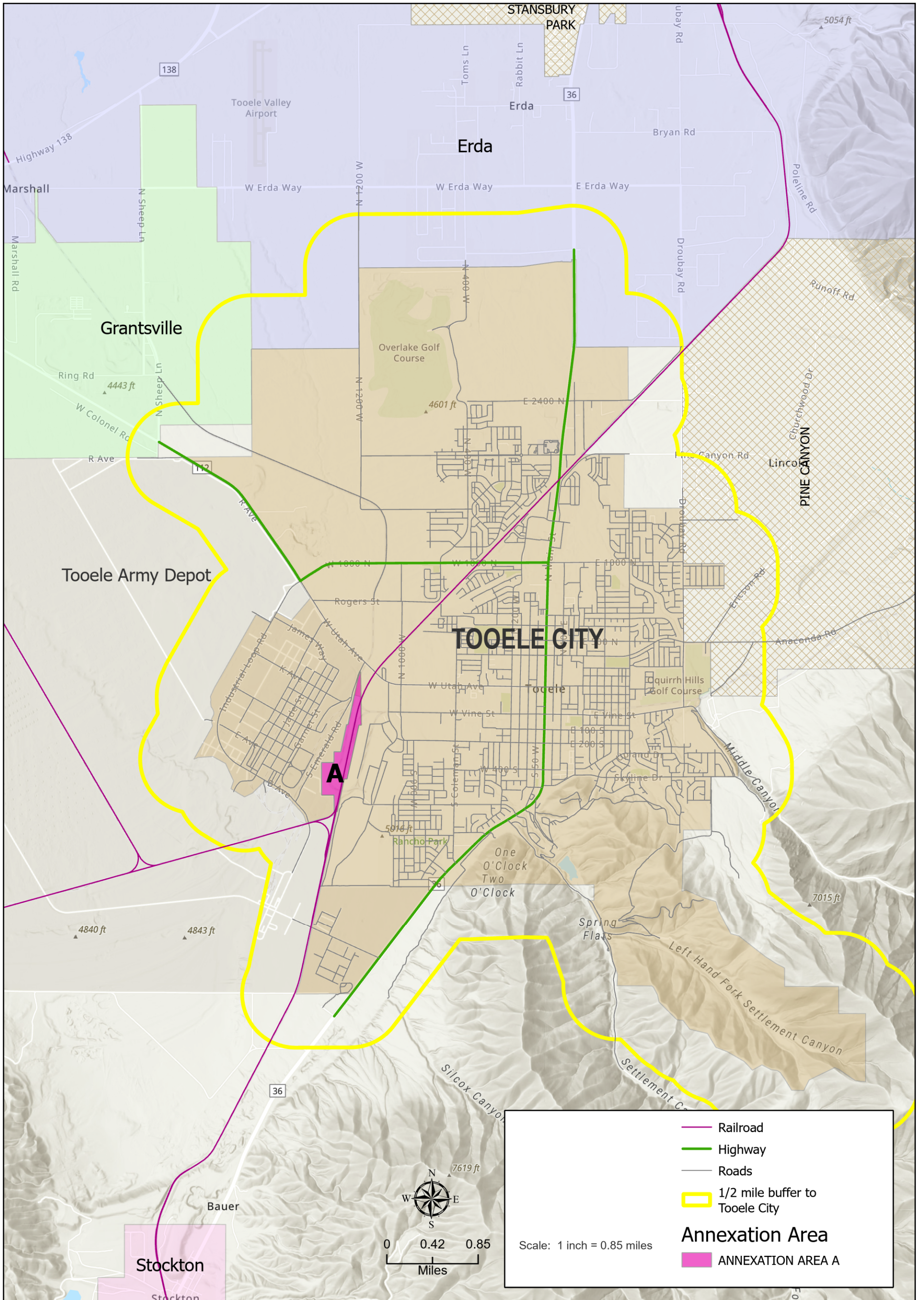
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**APPENDIX A
TOOELE CITY GENERAL PLAN
ANNEXATION POLICY PLAN
EXPANSION AREA**

DRAFTED OCTOBER 26, 2023





**APPENDIX B
TOOELE CITY GENERAL PLAN
ANNEXATION POLICY PLAN
HALF MILE BUFFER**

DRAFTED OCTOBER 26, 2023

