

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

**Date:** Wednesday, June 7, 2023

**Time:** 5:30 p.m.

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

**City Council Members Present:**

Justin Brady

Maresa Manzione

David McCall

Ed Hansen

**City Council Members Excused:**

Tony Graf

**City Employees Present:**

Mayor Debbie Winn

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Jamie Grandpre, Public Works Director

Paul Hansen, City Engineer

Jared Stewart, Economic Development 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**

Justin Brady, Present

Maresa Manzione, Present

David McCall, Present

Ed Hansen, Present

Tony Graf, Excused

**3. Mayor's Report**

Mayor Winn reported on the following:

An accident occurred at Settlement Canyon Reservoir over the weekend. The first responders were amazing in rescuing the 12-year-old girl that was trapped in the vehicle submerged in

water. There were 20 individuals that participated in the Fire Academy within Tooele County. Six of them were from Tooele City.

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

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

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

##### **A. Ordinance 2023-25 An Ordinance of Tooele City Enacting Tooele City Code Section 8-4-7 to Reinstate Civil Penalties for Public Nuisances**

*Presented by Roger Baker, City Attorney*

Mr. Baker presented civil penalties for public nuisances. After discussion with the Mayor and staff, the City would like to reinstate the ability to give a ticket for public nuisance. The first interaction is a warning citation with a two-week time frame. If it does not get cleaned up within the time frame, they will receive fines. The first fine is \$50. For continuous violations, it is a more aggressive amount with a one-week time frame. There are appeal provisions if the public seeks that route. The changes to the Ordinance are in section 8, section 4, and section 5 assigning guidelines, expectations, definitions, and authority of action for police officers and code enforcement officers.

The City Council asked the following:

How will the public be notified if they are not in compliance?

How do you determine the amount of the fine after the first citation?

Is there a process to appeal?

Are there resources to help someone clean up?

Mr. Baker addressed the Council. The methods of serving citations has been expanded similar to parking citations. If the property owner does not clean it up within the weeks following the first and second citation, a third citation is \$200, fourth time \$500 fine, etc. They are allowed to appeal any violation or ticket following the administrative hearing officer procedure. The police department has discretion to obtain compliance with criminal law. Staff will use discretion to help as needed. Reinstating civil citations and penalties will give the Administration the flexibility of three tools for eliminating nuisances.

Mayor Winn addressed the Council. There is urgency to get this approved, to help clean up the City before the summer is over. The item will be back for vote in the business meeting.

The Council is in support of this item.

##### **B. Payment of a Fee-in-Lieu of Water Rights Conveyance Request for the Flex Spaces Project**

*Presented by Jared Stewart, Economic Development Director*

Mr. Stewart presented a request by Property Elevated for flex spaces project. They are asking for 2.3 acre/feet water with an estimated \$7 million value post construction. They estimate to

support over 100 jobs. There will be 33 units in the flex space with partial restrooms. They estimate 0.9 acre/feet to be used within the building. The other amount is for outdoor irrigation.

The City Council asked the following questions:  
Can they decrease the amount of water usage for outdoor irrigation?

Mr. Stewart addressed the Council. Staff can discuss reducing the outdoor irrigation with the applicant.

Mayor Winn addressed the Council. The landscape changes being approved, will address reducing that number.

The Council shows support, but would like to see a building design and have discussion on the outdoor irrigation.

### **C. Budget Discussion**

Ms. Wimmer presented adjustments to the budget. As well as a beginning discussion on the tax rate. The adjustments to the budget include the following:  
An increased amount of \$3600 for HR department's software, Line of duty benefits. The reallocation of benefits for the City Council, Police salary, increase in benefits, and an additional \$30,000 to the 41-fund for City projects.

The tax rate value came in at over \$3 billion. The Council can accept the rate as is, and the rate will decrease by 4.6%. They can choose to raise the rate 3%-5% to keep up with cost and inflation. Raising the certified tax rate by 3% is about \$19 a year for a home owner with a value of \$500,000 on their home. With an increase of 4.78%, the increase would be about \$30 a year.

The Council had a discussion on the following:  
Keeping the current tax, moving forward with 3%, and truth and taxation.

Ms. Wimmer addressed the Council. Tort Liability or the Judgment Levy is allowing the City to separate the tax rate to pay the lawsuit bonds. Staff will take the rate the Council decides, deduct the amount they need for the bonds to show how the tax money is being spent. The State says the City does need to go through truth and taxation to change the future tax rate for the amount needed to pay the bond. When the bond is paid off, the rate would go down.

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

There was no closed meeting.

### **7. Adjourn**

**Chairman Brady adjourned the meeting at 6:30 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 21<sup>st</sup> day of June, 2023

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Justin Brady, City Council Chair