

**Municipal Building Authority of  
Tooele City Council**

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

**Time:** 7:00 p.m.

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

**Board Members Present:**

Justin Brady

Maresa Manzione

Tony Graf

David McCall

Ed Hansen

**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 MBA Meeting**

Chairman Brady called the meeting to order at 7:00p.m.

**2. Roll Call**

Tony Graf, Present

David McCall, Present

Justin Brady, Present

Maresa Manzione, Present

Ed Hansen, Present

**3. Public Hearing on the New Fire Station #3 to Receive Input from the Public with Respect to (i) the Issuance of Bonds Not to Exceed a Maximum Principal of \$9,000,000 and (ii) any Potential Economic Impact that the Improvements, Facility, or Property Financed in Whole or in Part with the Proceeds of the Bonds may have on the Private Sector**

*Presented by Shannon Wimmer, Finance Director*

Ms. Wimmer presented the New Fire Station #3 in regards to bonds.

The Tooele City Municipal Building Authority is applying for funding for the construction of Fire Station #3 through the Community Impact Board (CIB) in the amount of \$8,500,000. The purpose of the loan request is to construct a fire station to serve the growing community and to alleviate a critical need to have efficient access to needed fire equipment to serve our commercial and industrial businesses. Tooele City has experienced substantial growth both in commercial buildings and residential. With the increase in growth and changes in the community, Tooele City contracted with Center for Public Safety Management, LLC (CPSM) to conduct a public safety study for our fire department. This study confirmed the immediate need for a fire station on the north end of the City. Tooele City has been planning for a new fire station for many years and purchased the property for the site in 2010. Available funding has prevented the construction of this building but as the need has become critical the Tooele City Council has taken the steps to secure the funding for the project through a property tax rate increase.

The majority of growth within Tooele City has been on the north and northwest areas of the City. It is expected that nearly 90% of future growth will also be in this geographical area with the majority of available land for both residential and commercial falling within this area. With the commercial growth and growth in the industrial areas within the City, Tooele City purchased a ladder truck to serve the needs of this vital area of our community. However, our outdated Fire Station #1 cannot accommodate this asset and cannot be remodeled to house the vehicle so it is currently stationed at Fire Station #2, which adds significant response time to our critical industrial and commercial areas. The construction of the new facility will allow for critical assets to be placed in a location that will enhance our ability to respond to emergencies and significantly reduce critical response times.

Fire Station #3 will be constructed on property currently owned by Tooele City at approximately 145 East 1000 North. The property is approximately 2.5 acres and the proposed facility is 6,400 square feet. Tooele City currently operates with a full time Fire Chief and full time Fire Marshall with all other members of the department being volunteers. With the growth in the City, it is expected that a full-time fire department will be needed in the future. The new facility has been designed to accommodate this future need.

The City has considered other options for funding the facility, including the issuance of Sales Tax Revenue Bonds or Lease Revenue Bonds in the public bond market. The public market scenarios provide a payment higher than the City has budget for and would reduce the funds available for construction due to the increased financing costs. The CIB loan provides financing terms that allow the City to pay the bonds with current revenues allocated to the construction of the facility while also providing sufficient construction funds to complete the project in a desirable manner.

There are no additional tax increases expected to the residents of Tooele City to pay for this project. Funds have already been set aside for the payment of these bonds and the City has the required escrow payment that will be required at closing. If this project is funded by the CIB it is expected that the City will repay the loan at an estimated interest rate of 3% over a 30-year term with a yearly payment of approximately \$443,000. There will be no impact to the public as far as user fees, special assessments or any property taxes due on the project or property.

The public hearing was opened.

Andrew Lewis spoke on a case he was involved in where he was not pleased with the judicial system within the City.

The public hearing was closed.

#### **4. Minutes**

*May 17, 2023 Municipal Building Authority Business Meeting*

The following changes need to be made to the May 17 minutes:

Correct the year on the date, Remove Board Member Graf from roll, Remove Jim Bolser, correct presenters, and MBA chair.

**Board Member McCall motioned to approve the minutes with the changes listed above.**

Board Member Manzione seconded the motion. The vote was as follows: Board Member Hansen, "Aye," Board Member Manzione, "Aye," Board Member Graf, "Aye," Board Member Brady, "Aye," Board Member McCall, "Aye." The motion passed.

#### **5. Adjourn**

Chairman Brady adjourned the meeting at 7:10 pm.

*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

---

Justin Brady, Municipal Building Authority Chair