

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

**Date:** Wednesday, June 19, 2024

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

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

**City Council Members Present:**

Maresa Manzione

Melodi Gochis

Justin Brady

Ed Hansen

**City Council Members Excused:**

David McCall

**City Employees Present:**

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Loretta Herron, Deputy City Recorder

Roger Baker, City Attorney

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

John Perez, 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**

Maresa Manzione, Present

Melodi Gochis, Present

Justin Brady, Present

Ed Hansen, Present

David McCall, Excused

**3. Mayors report**

Mayor Winn shared the upcoming Fourth of July activities.

**4. Council Member's Report**

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

## **5. Discussion Items**

### **A. Military Installation Development Authority (MIDA) Project Area and Interlocal Cooperation Agreement**

*Presented by Ariana Farber, MIDA Deputy Director*

Ms. Farber presented MIDA, Military Installation Development Authority. MIDA is an economic development authority to help the military and personnel. The Army National Guard owns 26 properties they would like to create into one large project. Tooele City owns a piece of land that sits within the project boundaries. At this time, there is no master plan yet, only discussion.

The City Council and staff asked the following questions:

Are there plans for the armory?

Will the revenue generated from this project be put back into this area or the City?

Is MIDA considering a hotel for this location?

Who prepares the resolution?

What authorities would MIDA take from Tooele City?

Is the board the same for all the areas?

Ms. Faber addressed the Council and staff. MIDA will discuss further project plans with the Army, including the armory. They are here to help with the needs of the Army and base. Any revenue generated from this project can go into any of the project areas. MIDA does bond and require a resolution from the governing body. They have done hotels on other projects. The partnering hotel will offer the same rate as what the housing allowance is. MIDA recommends that the governing authority has someone on the development review committee. They have sitting members of the board including key players, and one rotating seat from the community. MIDA will share their resolution with the City.

The City Council was in favor of including the L spaced property into this project as well as the surrounding area.

### **B. Ordinance 2024-13 An Ordinance of Tooele City Amending the Tooele City Personnel Policies and Procedures Manual**

*Presented by Kami Perkins, Human Resources Director*

Ms. Perkins presented updates to the personnel policies and procedures manual. Some of the more significant changes include employees who can accept gratuities, two additional facilities included on the wellness card, per diem rates for food and lodging, city vehicles, and small editorial changes.

### **C. Canyon Springs Annexation Discussion and Review of Impact Studies and Annexation Agreement**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented the Canyon Springs Annexation impact studies and the annexation agreement. There are 31 steps throughout the annexation process. The City is on step 13, discussing the studies provided. The proposal is for 172 new homes. The estimate of added population will be about 560 new residents. The Culinary Water Impact study reviewed the effects on the public water system. There will be small reduction to water flow in this area, though the standards do meet the state of Utah requirements. Some surrounding pipes will need to be replaced or added to accommodate the new development. The drainage study looks at existing drainage. There issues listed can be fixed with standard engineering. Waste water study does show impacts including the sewer line needing to be updated. 143-acre feet of water will be needed to satisfy the needs of the development. The traffic study did not recommend any additional changes to the surrounding areas. The financial impact statement was provided. The City would benefit economically from this annexation. The City will need to an additional police officer and fire fighter. The Council is the driving voice in this annexation and can decide to include traffic signals, amenities, lot sizes and density, road improvements, parks, etc.

The Council asked the following questions:

Do they have a minimum housing size?

Can they request the contribution be made to public safety instead of affordable housing?

What is the length of the sewer pipe that needs to be replaced?

Can the Council add a condition that the development would have to put a trail in?

Would impact fees be paid when the pipes are updated?

If this property was annexed in, would other developments in this area have water?

The Council showed favor to having the detention basis in one area to be utilized as a whole, a trail to connect to the other trails within the City, and move-up housing in this area.

Mr. Baker addressed the Council. It would be recommended to combine storm drains to one consolidated facility, and allowing it to be multi-functional.

Mr. Aagard addressed the Council. Using the water that is already there, the City would have to find other water to support this area. Each home would have an impact fee. The applicant would be responsible for the cost of replacing the 200 feet worth of pipe. The minimum house size is 1100 square feet but could go up to 2000 square feet. The next process would move forward to the Planning Commission.

Mayor Winn addressed the Council. Putting the condition that the developer has to have a trail is tying their hands due to having to work with the county and UDOT.

The Council is in favor that the affordable housing contribution would go to the public safety. The parks contribution would be used within the City at the Council's discretion.

Mr. Schmidt addressed the Council. They have discussed having specific square footage depending on the lot sizes and type of housing. The trail is a large amenity, but the development would like to have it within the community. The County is excited to have this project

completed. The sewer on 1000 North has been an issue. The development would like to work with the City to resolve the issue without carrying the entire project.

Mr. Baker addressed the Council. He will draft a new annexation agreement and get feedback from the Council to move forward in the annexation process. The requirement in the agreement (i.e., for water, sewer, and storm water) is that the applicant does what the studies recommend. The dollar amount is not something the City can be specific on, but the infrastructure improvements are.

**D. Payment of a Fee in Lieu of Water Rights Conveyance for Perry Commercial Center**  
*Presented by John Perez, Economic Development Director*

Mr. Perez presented a fee in lieu of water rights conveyance for Perry Commercial Center. The applicant is asking for 33 acre/feet of water. As well as the fee in lieu to be waived because of the sales tax they will generate. The estimated taxable income is around \$113 million with an estimated 443 employees.

The Council asked the following questions:

The estimated sales tax amount is what is generated at final build out?

Was this compared to other stores or just grocery?

Would it be better to do the fee in lieu in smaller increments?

How does the Council set a limit that every development isn't going to ask for this same thing?

Mr. Perez addressed the Council's questions. This was compared the other local grocery stores. This can be done in increments. It often is not pulled all at once.

Mayor Winn addressed the Council. The amount is not allocated until the building permit is pulled. \$35000 is the rate the Council has set. The City continuously has growth. This is a million-dollar investment that will come back to the City. The City has done this in the past for the Kimble property.

Mr. Baker addressed the Council. The Council has implemented the fee in lieu with a cap on credits and a dollar amount per credit.

This discussion is continued in the business meeting.

This meeting was recessed at 7:02pm.

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

A closed meeting was held to discuss litigation and/or property acquisition.

Council Member Manzione motioned for a closed meeting to discuss litigation and/or property acquisition. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Manzione, "Aye,," Council Member Gochis, "Aye," and Chairman Brady, "Aye." The motion passed.

The meeting was recessed at 8:15pm.

Those in attendance during the closed meeting: Mayor Debbie Winn, Council Member Hansen, Council Member Manzione, Council Member Gochis, Chairman Brady, Michelle Pitt, Roger Baker, Paul Hansen, and Jamie Grandpre.

No minutes were taken during the closed meeting.

**7. Adjourn**

**Chairman Brady adjourned the meeting at 8:56 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 \_\_\_\_ day of July, 2024

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Justin Brady, City Council Chair