

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

Date: Wednesday, July 17, 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

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, Present

3. Mayor's report

Mayor Winn shared the following information:

Staff met with Tooele County Housing Authority about the homeless shelter.

The City received a shout out from Utah Division of Water Resources for Tooele's water wise uses. School will be beginning soon. Repairs are being done to the roundabout on Berra Boulevard. Tooele has been installing more 4-way stops throughout the City to help with safety concerns.

4. Council Member's Report

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

5. Discussion Items

A. Resolution 2024-57; A Resolution of the City Council (The "Council") of Tooele City, Utah (The "City"), Providing for the Creation of 10th and Main Public Infrastructure District (The "District") as an Independent District, Authorizing and Approving an Amended and Restated Governing Document and an Amended and Restated Interlocal Agreement; Appointing a Board of Trustees; Authorizing Other Documents in Connection Therewith; and Related Matters

Presented by John Perez, Economic Development Director

Mr. Perez presented an amendment for the Public Infrastructure District. The district can only impose taxes when they receive written consent from all property owners. This allows them to be a taxing entity.

B. Civil Penalties for Zoning Violations

Presented by Roger Baker, City Attorney

Mr. Baker presented civil penalties for zoning violations. There are limited law enforcement resources within the community. Many communities are moving towards civil penalties instead of criminal charges. Civil penalties can be handled by the Community Development Department as zoning violations. This allows the police department to focus on criminal matters.

Chief Day addressed the Council. This change will allow Tooele City officers to be more present with criminal matters.

The Council asked the following questions:

Will the City need to hire additional staff to help with this change?

Will there be a uniform to help with the credibility of the staff?

Mayor Winn addressed the Council. There was one code enforcement officer. Now, the City has four code enforcement officers that can be moved around to help in these matters. All staff will be a part of the process to help with the violations. At this time, the City is not planning to hire additional staff.

Mr. Baker addressed the Council. The standard operating procedures is that when an employee approaches the property with a warrant, the City would have an officer present.

C. Discussion on the Canyon Springs Annexation Agreement

Presented by Roger Baker, City Attorney

Mr. Baker presented the Canyon Springs Annexation Agreement. The agreement addresses water rights, culinary water, and sanitary sewer and storm water studies. The trail component has been removed. This area is under discussion with UDOT and the county. The single-family designs standards will apply to this development. A provision for dwelling sizes has been added to accomplish the objective of a move-up development. The housing authority contribution has been removed and replaced with a public safety contribution. The parks department contribution will remain. This item will be seen during the business meeting on August 7.

The Council asked the following questions:

Does the sanitary sewer and storm water include the 1000 north improvements?

When does the City receive the contributions?

Are there requirements for garage sizes?

Does the developer intend to do any larger homes over 1800 square feet?

Mr. Baker addressed the Council's questions. If the studies list a certain improvement, the development would be required to make those improvements. Once the annexation is approved, they would receive funds in phases. The garage sizes are not written in the agreement.

Mr. Aagard addressed the Council's. The current ordinance is 1100 square feet for a rambler. The multi-story home has a minimum of 1300 square feet.

Brett addressed the Council. The company has done step up homes within the county. The company has done 1700 square-feet for a single level rambler and 2200 square-feet for a multi-level home. The developer is in favor of a percentage of the homes having three-car garages. This is market driven. In the past, it has been spec-driven.

Mr. Sloan provided examples within the City of move-up homes.

The Council would like to see a minimum of 50% of the homes with 3-car garages. The minimum of 1700 square-feet for a one-story home and 2400 square-feet for multi-level homes.

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

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

Council Member Gochis motioned to move to a closed meeting. Council Member McCall seconded. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "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 Hansen, Council Member Gochis, Mayor Debbie Winn, Michelle Pitt, Roger Baker, Andrew Aagard, Shannon Wimmer, Paul Hansen, Chief Adrian Day, Jamie Grandpre, and John Perez.

7. Adjourn

Chairman Brady adjourned the meeting at 6:46p.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 7th day of August, 2024

Justin Brady, City Council Chair