

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

Date: Wednesday, January 4, 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

Tony Graf

Ed Hansen

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Darwin Cook, Parks and Recreation Director

Jim Bolser, Community Development Director

Jared Stewart, Economic Development Director

Holly Potter, Deputy City Recorder

Michelle Pitt, City Recorder

Jamie Grandpre, Public Works Director

Paul Hansen, City Engineer

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

Tony Graf, Present via phone until 5:58 p.m.

Ed Hansen, Present

3. Mayor's Report

Mayor Winn reported on the following:

Tooele High School is hosting a community outreach night about the activities and interests within the community for the youth in Tooele City.

In Settlement Canyon, there is currently 161% of medium of snow fall. The Fire Department responded to 16 calls during the big snow storm. The Police Department wrote 117 parking tickets due to cars parked on the road during the snow fall. There were 10 snow plow driver's that traveled a combined 2698 miles in two days.

4. Council Member's Report

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

Tooele City is officially apart of the Tree City USA Program once again.

5. Discussion Items

A. Selection of Tooele City Council Commission & Board Appointments for 2023

The Council shared the approval to leave the appointments as is.

They discussed the Community that Cares Board, The Museum Board, Active Transportation Board, Regional Growth Community Board, COG, and the Utah Water Finance Agency.

B. Ordinance 2023-01 An Ordinance of Tooele City Enacting a Temporary Land Use Regulation Amending Tooele City Code Chapter 7-16 Table 1: Tables of Uses to Remove the "Group Home" Use

Presented by Roger Baker, City Attorney

Mr. Baker presented an Ordinance to amend Chapter 7-16. Currently, the verbiage allows a group home in General-Commercial district. With the recently approved ordinance permitting residential facilities for persons with a disability, there is a conflict in the Table of Uses. Ordinance 2023-01 removes the group home use from the table. By enacting a temporary ordinance, the City can prevent group homes moving into that district until a permanent solution is in place, approved after public hearings and Planning Commission recommendation. Staff will go through the permanent action to enact the Ordinance as soon as possible.

C. Impact Fee Assistance Request; Project No Cap

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented Project No-Cap. It is a company that is founded through EDC Utah that manufactures plastic. Their water usage is 0.3 acre/feet per year.

Minova, a separate project/company, is considering Tooele City as the location for their expansion. The Peterson Industrial Depot will be constructing a new building and has requested assistance or incentive for impact fees and 2.18 acre/feet of water. They manufacture parts for mining companies. Their capital expenditure is \$20 million with an estimated \$48,000 to Tooele City in property taxes. Estimated impact fees for the project would be \$34,807 and estimated fee-in-lieu of water payment would be \$76,185.24.

The Council discussed and asked the following:

Is the City providing incentives to bring businesses in?

What are the estimated impact fees?

Has a time frame been identified?

How many employees will they have?

The area Minova is trying to move into is an RDA area that has a budget. This area of the City has been identified and designated for this specific thing.

Mr. Stewart addressed the Council. This is an RDA area that does have a budget the RDA could give some incentive. It is an estimated \$34,800 in impact fees with a calculated amount of about 70 employees. The Peterson Industrial Depot is currently working on a design with Minova. Mr. Stewart will follow up in regards to a time line.

The majority of the Council is in favor of an incentive to cover solely the impact fee costs for Minova. The Council was not in favor of including water fee-in-lieu costs in that incentive.

D. Resolution 2023-04 A Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for NAPA Auto Parts Development

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a payment of a fee-in-lieu of water rights for NAPA Auto Parts Development. They are requesting 1.6 acre/feet of water with a capital investment of \$2.5 million and an estimated of five new jobs. As well as retaining their current jobs.

The Council asked the following questions:

Can they move their current water?

Mr. Stewart addressed the question. The water stays with the current property.

The Council is in favor of this item.

E. Dow James and Youth Center Fees

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented updated and new fees for Dow James and the Youth Center.

The updated fees for Dow James are suggested as the following:

Non-profit: \$15 per hour; maximum of \$60 per day

Business: \$30 per hour; maximum of \$200 per day

The updated fees for the Youth Center are suggested as the following:

Non-profit: \$10 per hour; maximum of \$50 per day

Business: \$25 per hour; maximum of \$150 per day

Key deposit will stay on the fee schedule as is. Staff would also like to eliminate the “three months” section to the health and wellness contract length.

The Council asked the following questions:

What type of party or events can be held at these locations?

Does the charge cover the air/heat for use time?

What kind of businesses use the space?

Mr. Cook addressed the Council's questions. The City does have guidelines for renters. The fee does cover heat/air when it is used for multiple hours. Boutiques are the major business type that rent the space.

Mayor Winn addressed the Council. The Youth Center will be renamed as the Community Center. Currently, the City does not want to advertise until The Boys and Girls Club moves into their new building.

The Council is in support of this item.

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

A closed meeting was held in regards to litigation.

Council Member Graf motioned for a closed meeting. Council member McCall Seconded. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

The following were present during the closed meeting:

Chairman Brady, Council Member Manzione, Council Member McCall, Council Member Graf, Council Member Hansen, Mayor Winn, Michelle Pitt, Roger Baker, Jim Bolser, Shannon Wimmer, Paul Hansen, Darwin Cook, Jared Stewart, and Chief Adrian Day.

Chairman Brady adjourned the closed meeting at 7:02 p.m.

7. Adjourn

Chairman Brady adjourned the meeting at 7:02 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 18th day of January, 2023

Justin Brady, City Council Chair