

Tooele City Council and Redevelopment Agency (RDA) Work Meeting Minutes

Date: January 15, 2025

Time: 5:30 pm

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

City Council Members Present

Justin Brady
Melodi Gochis
Ed Hansen
Maresa Manzione
David McCall

City Employees Present

Mayor Debbie Winn
Adrian Day, Police Department Chief
Michelle Pitt, City Recorder
Loretta Herron, Deputy City Recorder
Matt Johnson, Assistant City Attorney
Shannon Wimmer, Finance Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Planning Commissioner Chris Sloan
Jamie Grandpre, Public Works Director
John Perez, Economic Development Director
Kent Page, City Planner

Minutes prepared by Alicia Fairbourne

1. Open City Council Meeting

Chairman Brady called the meeting to order at 5:30 pm

2. Roll Call

Justin Brady, Present
Ed Hansen, Present
Melodi Gochis, Present
Maresa Manzione, Present
David McCall, Present

3. Mayor's Report

Mayor Winn discussed three recent developments in Tooele City. Tooele Valley Pumping, a long-standing local business, opened a new central office building in Tooele City after 15 years of

operation. This new facility would consolidate their operations and support their growth. Alicia's Bakery, a new establishment at 7 North Main Street, recently opened. It offers extended hours, is run by a family with experience in the bakery business, and celebrated its opening with a festive ribbon-cutting ceremony which included a six-member mariachi band. Chipotle opened its first location at 10th North and Main Street, marking the beginning of further commercial growth in a long-anticipated development area. Mayor Winn encouraged residents to support local businesses, emphasizing their contributions to the community and their role in alleviating the tax burden on residents.

4. Council Members' Report

Councilman McCall mentioned attending the Arts Council meeting, the ribbon cutting events, and other activities. Councilman Hansen highlighted the recent Planning Commission meeting, praising their work, and observed the city's ongoing developments.

Councilwoman Gochis shared her participation in ribbon cutting ceremonies, including Chipotles' opening, and a concert at the Ritz with Carver Louis and other country western artists. She also attended a debriefing of the Tooele County Emergency Management exercise at Tooele High School, acknowledging the efforts of police officers. She noted viewing a Planning Commission meeting via YouTube, appreciating Andrew Aagard's training, and mentioned her upcoming attendance at the Library Board meeting.

Councilwoman Manzione emphasized the Arts Council's \$15,000 grant from Rocky Mountain Power, which funded a stage extension for the Ritz. She encouraged residents to check the Arts Council website for events. She also reported the Planning Commission's annual elections, announcing Matt Robinson as the new chair. She also attended a Redevelopment Agency (RDA) training session, presented by the Utah League of Cities and Towns (ULCT), describing it as valuable, and shared insights from the recent legislative policy meeting about upcoming legislation.

Chairman Brady concluded by briefly stating that he participated in many of the same events as his colleagues.

Chairman Brady addressed scheduling the upcoming budget meeting. He noted that the originally planned date, the last Wednesday in January, conflicted with his travel schedule. He proposed rescheduling to ensure all members could attend, as it was still early in the budget process and schedule adjustments would not delay progress.

After a brief discussion regarding the Council Member's availability, it was agreed to schedule the budget meeting for Wednesday, February 12, 2025 at 5:00 pm.

5. Discussion Items

a. Harris Community Development Update

Presented by Switchpoint and Tooele County Housing Authority

Switchpoint Regional Director Wiremu Bayliss provided an in-depth overview of the shelter's operations, services, and challenges. The discussion included details on the shelter's structure, community outreach efforts, volunteer participation, and resource partnerships. The presentation emphasized the shelter's focus on offering more than temporary housing by addressing client needs through case management, skills training, and structured programs.

Key challenges discussed included limited space, the high demand for medical and mental health services, and the difficulties in accessing affordable housing and employment opportunities. The presentation also highlighted issues with clients who were permanently trespassed and their

subsequent impact on the community, as well as the strain placed on local law enforcement due to increased call volumes related to the shelter.

Council Members and Mr. Bayliss engaged in a brief dialogue about the broader general issues of homelessness, funding constraints, and the balance between community support and enforcement.

Executive Director of the Tooele County Housing Authority Karen Kuipers provided an in-depth analysis of housing challenges, emphasizing the shortage of affordable housing for low- and middle-income residents in Tooele County and Tooele City. Key highlights of the presentation included:

- A review of housing affordability data, showing significant deficits in housing units for residents earning less than 60% of the area median income.
- An overview of fair market rents, which have increased by 20-25% over the past five years, further impacting affordability for lower-income households.
- The limited availability of Section 8 housing vouchers, with only 215 vouchers allocated to the county despite the significant need.
- The role of the Tooele County Housing Authority in administering housing programs, including permanent supportive housing, mutual self-help projects, and rent-to-own homes.
- Challenges related to deed-restricted affordable housing units, many of which are set to expire in the next 20 years, potentially exacerbating the housing shortage.

Ms. Kuipers also showcased a video explaining the impacts of restrictive zoning and rising housing costs. She encouraged collaborative efforts to promote affordable housing solutions, such as accessory dwelling units (ADU's), mixed-use developments, and streamlined permitting processes. She concluded by highlighting Tooele City's proactive efforts in addressing housing needs and invited the Council and community members to remain engaged in finding sustainable solutions.

b. Selection of Tooele City Council Commission and Board Appointments for 2025

Council Members reviewed current roles and expressed preferences for changes or continuity in their assignments. The council generally supported maintaining consistency in appointments to allow members to build expertise and relationships within their roles, though some expressed interest in exploring new opportunities.

Council Members considered shifting leadership positions, including the Chair and Vice Chair roles, with general support for the current Chair's continued leadership. There was discussion about improving communication within the Council, particularly regarding the RDA to keep all members informed about ongoing developments and decisions. Suggestions included creating regular email updates to share progress and key decisions with the broader Council.

The Council Members agreed to revisit the topic during the upcoming Business Meeting for further discussion and a final vote on appointments.

6. **Closed Meeting**

~ Litigation, Property Acquisition, and/or Personnel

The Council decided to postpone the scheduled Closed Meeting due to the absence of City Attorney Roger Baker. The Mayor and Council agreed it would be more beneficial to hold the session in February, ensuring all key participants could be present.

7. **Adjourn**

There being no further items, Chairman Brady adjourned the Work Meeting at 6:57 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 ____ day of February, 2025

Justin Brady, City Council Chair