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

Date: Wednesday, November 1, 2023
Time: 5:30 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:
Maresa Manzione
David McCall
Tony Graf
Justin Brady
Ed Hansen

City Employees Present:
Mayor Debbie Winn
Adrian Day, Police Department Chief
Michelle Pitt, City Recorder
Loretta Herron, Deputy City Recorder
Roger Baker, City Attorney
Jared Stewart, Economic Development Director
Darwin Cook, Parks and Recreation Director
Paul Hansen, City Engineer
Shannon Wimmer, Finance 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
David McCall, Present
Tony Graf, Present
Justin Brady, Present
Ed Hansen, Present

3. Mayor's Report
Mayor Winn reported on the animal shelter including the allotted amount for the animal shelter budget, how many employees they currently have, the number of animals the shelter can handle, and what the public can do to help.

4. Council Member's Report
The Council Members reported on the events they attended during the week.

5. Discussion Items

A. GivGroup Presentation on Missing-Middle Housing Opportunities
Presented by Roger Baker, City Attorney, and GivGroup

Mr. Baker presented on the missing-middle housing; introducing GivGroup.

Chris, with GivGroup, presented on mechanisms that have not been done for the middle housing. He shared a presentation on facility projects and partnerships and a non-traditional approach to helping the housing problem.

The City Council asked the following questions:
How many projects have been implemented in United states?
In this environment with high interest rates, would projects be easier to implement at lower interest rates?

Chris addressed the City Council's questions. The company does partner with companies to help with finances. Before a person or family receives their money, GivGroup asks them to take classes and think about their financial goals. Some states do have a lease to own program. However, there is no model like GivGroup's in the country. It is among the first products of its kind. Lower interest rates do make projects easier. By using litech, as long as interest rates don't change largely, there is not large debt.

B. Resolution 2023-92 A Resolution of the Tooele City Council Making Technical Amendments to the Policy Allowing Payment of a Fee in Lieu of Water Rights Conveyance
Presented by Roger Baker, City Attorney

Mr. Baker presented technical amendments to the policy allowing payment of fee-in-lieu of water right conveyance. The intention to the amendments is to make sure the language matches what the City is doing, including the restriction to single lots.

C. Introduction to Subdivision Process Amendments – Senate Bill 174
Presented by Roger Baker, City Attorney

Mr. Baker presented Senate Bill 174. The bill overrules the state's process subdividing. The state has specific requirements in the state code that requires Cities to follow. Cities are no longer involved in the subdivision approval process. The preliminary plat will go through Planning Commission first. Then staff review and recommendation. The final plat will be through a panel of three members with qualifications to review the applications. The appeal decision is decided by state law. A minor subdivision be treated like a final plat. The enactment deadline is February 2024.

The City Council asked the following questions:
Does the committee of three, consist of three non-city employees?

Mr. Baker addressed the Council's question. City employees will have already been involved in the process with the Planning Commission. It will most likely be made up of non-city employees.

6. Closed Meeting - Litigation, Property Acquisition, and/or Personnel
There is no closed meeting.

7. Adjourn
Chairman Brady adjourned the meeting at 6:41 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 15 day of November, 2023

Justin Brady

Justin Brady, City Council Chair