

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

**Date:** Wednesday, August 7, 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

David McCall

### **City Council Members Excused:**

Ed Hansen

### **City Employees Present:**

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Roger Baker, City Attorney

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Darwin Cook, Parks and Recreation Director

Jamie Grandpre, Public Works Director

John Perez, Economic Development 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**

Maresa Manzione, Present

Melodi Gochis, Present

Justin Brady, Present

David McCall, Present

Ed Hansen, Excused

### **3. Mayor's report**

Mayor Winn shared the following information:

There is a new four way stop on Coleman and Vine Street. The water department has kept up with water demands throughout the hot months.

#### **4. Council Member's Report**

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

#### **5. Discussion Items**

##### **A. Resolution 2024-61, A Resolution of the Tooele City Council Authorizing a water rights allocation for Minova under UCA Section 10-8-2**

*Presented by John Perez, Economic Development Director*

Mr. Perez presented water rights allocation for Minova. They are asking for 2.02 acre-feet of water. Minova is an international company that manufactures mining equipment. UCA section 10-8-2 requires a cost analysis. They are estimated more than \$24 million in acquisitions and building costs and 58 full time jobs.

The Council showed favor of this item.

##### **B. Resolution 2024-65, A Resolution of the Tooele City Council approving an interlocal cooperation agreement with the Military Installation Development Authority (MIDA)**

*Presented by John Perez, Economic Development Director*

Mr. Perez presented an interlocal cooperation agreement with the Military Installation Development Authority (MIDA). This is located on the southern end of Tooele City. They will bring hotels, restaurants, gyms, etc. There is an expiration creation date listed in the agreement. MIDA is aware the City does not have water in this area. There will be a development review committee formed to include seven members, with five permanent members and two rotating members from Tooele City.

##### **C. Quarterly Economic Development/RDA Update**

*Presented by John Perez, Economic Development Director*

Mr. Perez presented the fourth quarter Economic Development/RDA update for FY24. He reviewed vacancy rates, funding for the RDA, grand openings in the City, EDCUtah, Governor's Office of Economic Opportunity (GOEO), Grants, Tooele City Historic Main street projects, and social media updates. The Economic Development strategic plan had been presented.

##### **D. Civil Penalties for Zoning Violations**

*Presented by Roger Baker, City Attorney*

Mr. Baker presented civil penalties for zoning violations including adding the chapters on non-conforming uses and businesses license violations. Chapter 7-1-7 is the default if a penalty is not suggested in the specific chapters. The language is identical between the chapters.

The Council is in favor of this item.

#### **E. Discussion in the Canyon Springs Annexation Agreement**

*Presented by Roger Baker, City Attorney*

Mr. Schmidt presented the Canyon Springs Annexation including the lot size, quality of homes, and amenities. The development would like to include move-up products, ranging from 1100 square feet to 2200 square foot homes. The square footage is based off of lot sizes. The HOA will be responsible for maintaining the detention ponds and recreation areas. The developer is asking to pay \$2000 per lot for police and \$2000 for parks, until they reach the max contribution amount. Each contribution will be made at the beginning of each phase.

The Council asked the following questions:

How are the three-car garages evenly distributed throughout the 172 lots?

Are accessory dwellings apart of the development plans?

The Council discussed the detention basin and its uses.

Mr. Schmidt addressed the Council's questions. By state law, everyone is allowed to have accessory dwellings. However, they do not want to require those. When the detention basins are put together, it equals around 2.5 acres.

Mr. Baker addressed the Council. A single consolidated detention facility would lend itself better to multi-functions. There was also a safety concern with the detention basins being near the road.

The changes the Council recommended will be made to the agreement and presented for approval during the next business meeting.

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

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

Council Member McCall motioned to adjourn to a closed meeting. Council Member Manzione seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

The meeting recessed at 6:42pm.

The following were present during the closed meeting: Chairman Brady, Council Member Manzione, Council Member McCall, Council Member Gochis, Mayor Debbie Winn, Michelle Pitt, Roger Baker, Andrew Aagard, Paul Hansen, and John Perez.

#### **7. Adjourn**

**Chairman Brady adjourned the meeting at 7:01 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 21 day of August, 2024

Justin Brady  
Justin Brady, City Council Chair