

**Tooele City Council
Work Session Meeting Minutes**

Date: Wednesday, November 4, 2020

Time: 5:30 p.m.

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

City Council Members Present:

Tony Graf

Melodi Gochis

Scott Wardle attending through telephone

Ed Hansen

Justin Brady

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Chief Ron Kirby, Police Department

Steve Evans, Public Works Director

Paul Hansen, City Engineer

Darwin Cook, Parks Department Director

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Jami Carter, Library Director

Michelle Pitt, City Recorder

Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

Chairman Hansen called the meeting to order at 5:34 p.m.

1. Open City Council Meeting

2. Roll Call

Tony Graf, Present

Melodi Gochis, Present

Scott Wardle, Present

Ed Hansen, Present

Justin Brady, Present

3. Mayor's Report

Mayor Winn stated that the City is continuing to be careful and social distancing due to covid. The public is required to wear masks in the building. The Mayor expressed appreciation to the staff and public during covid. The funding from the CARES Act to the Small business Development Center of \$75,000 has been used for training businesses dealing with covid challenges. The funds have been used and had 113 total registrations, 346 training hours, and 25 unique businesses that participated in the training.

Mayor Winn stated that the landscaping on 400 West is nearly complete which is being done by Jensen Family Landscaping. In two weeks, the staff will be bringing a few budget adjustments to the City Council. There is a need for more staff in the Community Development Department and in the Facilities Maintenance department. There is one employee in building facilities leading to reactive maintenance instead of proactive maintenance. The Mayor stated she would be bringing a budget adjustment to add two positions, a full time assistance maintenance employee who will also be a Parks Department sprinkler tech and a part time clerical position for the Community Development Department. There have been two open part time positions at the library which have not been filled and the overage in those salaries can be moved to cover part of the salaries for the two employees. The request is a little under \$32,000 with a little over \$17,000 for the clerical position and the parks maintenance will be \$14,700 from the Library and the rest of the funds will come out of the nighttime waterers, which are no longer needed with the sprinkler systems that have been put in place.

4. City Council Members' Report

Council Member Graf stated he attended a recognition for Darlene Dixon, Director for the Boys and Girls Club, who received a national award. He thanked Marilynn Gillette and the Tooele County Clerk's office for their work on the election. He also congratulated all of the candidates for their work on the election. Lastly, Council Member Graf stated that he was pleased to see the domestic violence awareness display in front of City Hall.

Council Member Gochis stated the Tooele City Arts Council received a grant from the Utah Department of Heritage and Arts in the amount of \$10,000. The money will go to fund the virtual Christmas concert for the community on December 7, 2020. The concert will also be available with through YouTube on two other dates which are to be determined. She thanked Shawn Farris for his work with Thurl Bailey, the performer to get the concert up and running. Council Member Gochis congratulated the candidates and winners of the local elections. She further recognized Jared Stewart, Economic Coordinator, who will be holding a meeting to create a set of guidelines for economic development within the community for needs and goals within the city.

Council Member Brady, attended the Planning Commission meeting and there was a discussion about having the Council Member present give a brief summary of the needs of the Council. It is

a way to be more transparent. The affordable housing meeting was moved to the following week and the Planning Commission discussed the possibility of an RSD Residential Service District.

Council Member Wardle stated he would like to see the RSD move forward. The Council agreed to move forward with the implementation of RSD. He stated he was also to present the last item on the discussion items, but since he was not in attendance in person, he asked the Council Members to review the Resolution and submit comments to him.

Chairman Hansen stated he met with Chief Shubert about the Fire Department. There needs to be a budget adjustment for the chief's vehicle. It is about \$21,000 short. There is a need for the fire station at the north end of town. Mayor Winn added that they have been working with the Department for a five year plan with growth. That will make it easier for the budget adjustments.

Council Member Wardle stated with budget adjustments coming in two weeks, could the \$21,000 come out of the General Fund. Mayor Winn stated the staff would like to get the audit complete to know exactly where the City is with the General Fund and then make considerations with the funds.

5. City Council Discussion Items

- **U.H.P Public Safety Task Force**

Presented by Mike Terry

Mr. Mike Terry gave a presentation on the UHP Public Safety Task force and how it came about and worked to clean up the Rio Grande in Salt Lake City. He mentioned that the items the UHP would like to help Tooele City with training and working with the community members to offer resources to the local community to mitigate homelessness and help individuals in those situations.

Council Member Graf stated that he worked with the prosecutors who worked on the Rio Grande and it has been a huge success to clean up the area. There is a missed connection between the law enforcement and getting the individuals help with social services to mitigate the arrests. This program addresses the underlying issues, lowers crime, and lowers crime hotspots. He is excited to see this and hopes that they will be working with the County and City prosecutors.

Council Member Brady stated that he works at the hospital in town and there is a lack of resources for homeless individuals. He appreciates programs that bring drug and mental health help to the city.

Council Member Gochis stated she has worked on Rio Grande street and the services are needed in Tooele.

Council Member Wardle stated the program has been successful in Salt Lake. The newspaper has published articles that stated the individuals from Rio Grande were sent to the outlying communities, such as Tooele. Mr. Terry stated it is hard and people need a place to go. Officers didn't push the homeless out to other cities. As people leave areas that is where the state needs to address the individuals that may have left the Salt Lake City area. Council Member Wardle stated that this hasn't been attempted at the City level and would like to see a task force put together with local organizations to address the needs within the community. He further mentioned some health concerns with the homeless population that have been occurring. Mr. Terry stated he has worked with the health departments a lot. There needs to be a lot of planning and effort to go into it.

Chairman Hansen asked what needs to happen. Mr. Terry stated he has the Council support and will start meeting frequently with the Police Department and other local organizations to get the programs going.

- **City Council Mid-Term Vacancy**

Presented by Chairman Ed Hansen

Chairman Hansen stated there will be a mid term vacancy in the Council. He has spoken with staff and applications will be accepted in December. He provided a list of questions to the other Council members and asked them to think of more questions for the interviews, which will be held at the first meeting in January.

Council Member Graf stated it is exciting.

- **CARES Act Funding**

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer stated she sent all the Council an email and attachments which included information on each tranche and spending proposals. There were outstanding questions on the CARES Act as the funding is ending in December, including decisions on additional small business grants, additional funding to the school district, the request from Scholar Academy, a list of Tooele City projects and the recommendation for the third tranche.

Chairman Hansen asked if there were any comments or questions from the Council.

Council Member Gochis stated she went through the information and asked about the uses not included on list was an expansion of the Library Wifi? Ms. Carter

stated the library has three digital inclusion projects and fourth starting. The library has expanded the wifi to outside the building, added a gig of connection to the library building, the library is part of a pilot project to put internet cafes at three parks, and all of that is paid for by other money outside the CARES Act through the City. In addition, there will be the circulation of hotspots which is also covered by grants.

Council Member Gochis stated there was no CARES allocation for the fire department and they are on the front line. Mayor Winn stated the Tooele County Emergency Management has received covid items for PPE for the fire department at no cost to the City.

Council Member Gochis stated the information was appropriate uses and the committee to meet the small business needs. There is the possibility of rent relief, payroll, contribute to safe opening of schools, at the hospital; there are so many ways to help the community.

Council Member Graf thanked the concise information, and in the document provided there was information about rent relief and utility relief and was curious if that would be an option? The City has been fortunate to have three tranches.

Council Member Brady asked about the request for Scholar Academy and if they were requesting \$12,000. Ms. Wimmer stated no specific amount was requested, but they gave a list of expenses. The City did some calculations to determine the allocation is per school or per student based on what has been given to the Tooele County School District. Council Member Brady asked if the money has to be spent by the end of the year? Ms. Wimmer stated that is correct unless it changes. Council Member Brady asked about the small business grants and was there more funding requested? Ms. Wimmer stated another \$200,000 which would put a total of \$500,000 given to businesses and that would match what the county has given. Council Member Brady asked if there were a lot of applicants from the last round? Ms. Wimmer stated there were no requests for more than the funding allocated of \$300,000.

Chairman Hansen asked if there was thought of another round of small business funding for more businesses to be involved? Ms. Wimmer stated yes. Chairman Hansen stated he is definitely for allocating more money and getting more businesses involved. Ms. Wimmer stated if the additional \$200,000 was allocated then another round could happen.

Chairman Hansen asked if the school district still needed the \$200,000. Ms. Wimmer stated that additional money would be used for chrome books. The

original approval for the school district included the possibility of an additional \$200,000, which would need to be decided by the Council.

Council Member Wardle stated there has been criticism of the small business grant program put out by the City program due to PPE and businesses not qualifying for the grant. He asked if forgivable loans have been considered? Ms. Wimmer stated she was unsure where the PPE making businesses ineligible comes from. Businesses can apply for the grant if they received PPE. Council Member Wardle suggested the start of a different grant for businesses that received PPE to get forgivable loans. Ms. Wimmer stated that eleven of the applicants whom received business grants did receive PPE. Council Member Wardle asked if another grant program could be started for low interest forgivable loans under the CARES ACT to cover expenses? He stated that the loss of business could include loss of revenue due to less customers and has that been addressed?

Council Member Wardle stated local businesses have not been requesting funding due to the PPE and he asked if the City should start a new grant for forgivable loans? Ms. Wimmer stated businesses under the current program can submit for just expenses due to covid, as long as the expenses were not covered by PPE. If businesses have losses they can submit under the current program, then the PPE has to be included as income when filling out the profit and loss statements.

Council Member Wardle stated if a business gets a loan for losses, the City can cover the loan as a forgivable loan. He is suggesting a different grant program. Mayor Winn stated the options for a new program could be reviewed by the committee. It may take having to hire someone to run the program. Council Member Wardle stated people can be hired under this and he has a real problem with the police salaries when there are businesses struggling and the City should be trying to get the money to the businesses. Council Member Brady stated that he is concerned about the amount of time and doesn't believe there is enough time. It sounds like the same program as a PPE loan from the federal government and he is concerned with doing the same thing as the federal government and businesses could profit from that. He likes the program that is in place. Council Member Wardle stated 72% of the money given out from CARES has gone to government and 16% has gone to businesses. Now the City is asking for \$847,182 to cover salaries that have already been paid for, budgeted for, and have taxes for at the expense of the businesses.

Ms. Wimmer stated the funds will not entirely cover the salaries and can be used for that expense, but the City believes there will be covid expenses after December 31, 2020 and this is a way to use the funds to cover the ongoing

expenses. Council Member Wardle stated he disagrees with how the funds are spent and the funds have been spent for government while the local businesses have suffered. This has been an ongoing discussion and saying that there isn't time is on the City. Council Member Brady stated he disagrees and the program has helped. There was a brief discussion about the use of funds between Council Member Wardle and Council Member Brady which were on opposing views of the way money was spent.

Council Member Graf suggested the Council move on and consider the comments with the committee. Council Member Wardle stated this rests on the Council. Chairman Hansen stated they were running out of time in the meeting and needed to move on. He asked Council Member Wardle to send an email with the information.

Ms. Wimmer asked Council Member Wardle to refer the businesses which have questions about the City grant program to her so that she could answer questions. Chairman Hansen stated he recommends the additional \$200,000 to the businesses grant program and give the money to Scholar Academy. The school district money can be reviewed in two weeks. Suggestions can be sent to the committee for the meeting next Tuesday. Chairman Hansen stated businesses are still losing money and needs to be reviewed. The additional City funding can be reviewed later.

Chairman Hansen asked if the Council was in agreement for the additional \$200,000 to the businesses and the \$12,000 to Scholar Academy. He disclosed that he owns a local business and received a City grant. The Council Members agreed. Council Member Wardle stated he is not in favor of the \$800,000 from the third tranche.

- **Western Acres PUD Proposal**

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated it is an introduction to an application which is starting the formal process of review. This a project which the City has been working with the applicant to put together a rezone with a Planned Unit Development overlay. A PUD under the City is an overlay to the base zoning and does not change the allowable uses and does not change the density. It allows for clustering and preservation of sensitive lands and allows for some adjustments to configuration, lot sizes and setbacks. This application has a reduction in total dwelling units. The development encompasses a little over 80 acres between the movie theater and the Overpass Pointe community, and Copper Canyon Elementary School area. There is a significant drainage channel that goes through the property and

will be enhanced with the development. There is a hodgepodge of current zoning. Mr. Bolser showed on the screen the proposed zoning and a possible site plan. There are three significant transportation corridors, Copper Canyon Drive, Broadway Avenue, and 1280 North to the East. Mr. Bolser showed the amenities plan and there is a little over 800 units allowable based on the base zoning today. The proposed zoning and development layout would reduce the yield by about 25 units from what could be done under current zoning.

Chairman Hansen asked the Council if there were any questions or comments.

Council Member Brady stated he is concerned with the ratio of townhouses with single family houses. It is a 12 to one ratio. The concern is what has been discussed in the affordable housing committee that to solve the housing issue, the developers will just build townhouses and this is perfect example of that. He stated he likes the amenities, but is concerned about the townhouses.

Chairman Hansen stated he has the same concern. Mr. Bolser stated one of the intents of the project is that it is bookended by existing developments. It is bookend by Overpass Pointe and a Single Family project to the east. The intent was to make a transition between the existing developments, but also within the development. There has been discussion with having more cottage home style instead of townhome style. Council Member Brady asked if this will be seen again. Mr. Bolser stated it will be coming back for formal review of the rezone and PUD and then again platting and other plans. Council Member Brady stated he has a hard time with some of the changes in zoning. Mr. Bolser stated that a lot of the zoning that is there today is historical. Council Member Brady asked if this is considered the Gateway to Tooele. Mr. Bolser stated it would be seen from the overpass and will be to the east.

- **Abandoned Projects City Code Text Amendment**

Presented by Jim Bolser, Community Development Director

This item was skipped due to meeting time constraints.

- **NTCSSD Appointments**

Presented by Council member Tony Graf

Council Member Graf stated the North Tooele City Special Service District has reviewed two applicants and are recommending an appointment of Brian Roth who is a resident of approximately 20 years and is a City employee. He has experience with landscaping and government operation. Also recommended was Rachel Harris and she has served on various community service positions outside

of Tooele and is an Overlake resident. Mr. Roth will be appointed in the month of November and Ms. Harris will be appointed January 1st, 2021. Mr. Roth will be replacing Travis Brady whose term ends and Ms. Harris will be filling a spot that becomes available in January.

Chairman Hansen asked if there were any questions or comments from the Council, there were none.

- **Upgrades to Wastewater reclamation Facility**

Presented by Steve Evans, Public Works Director

Mr. Evans handed the Council a packet and asked for the Council to review the information to be discussed in the future.

Chairman Hansen recessed the work session meeting for the City Council Business meeting and would open back up after the conclusion of the Business meeting for the Closed meeting.

- **Declaration of Support for ALL Human Kind, Property, & the Rights of Citizens**

Presented by Council Member Scott Wardle

This item was discussed under Council Member Reports

Chairman Hansen recessed the public work meeting at 7:46.

6. **Closed Meeting**

Litigation, Property Acquisition, and Personnel

Closed meeting was opened at approximately 8:00pm with the following attendees; Chairman Hansen, Council Member Wardle through phone, Council Member Graf, Council Member Gochis, and Council Member Brady, Paul Hansen, City Engineer, Roger Baker, City Attorney, Darwin Cook, Parks and Recreation Director, Steven Evans Public Works Director, and Jim Bolser, Community Development Director, and Mayor Winn

Council Member Graf motioned to adjourn the closed session of the work session meeting.

Council Member Gochis, seconded the motion. The vote was as follows; Council Member Graf, "Aye," Council Member Gochis, "Aye," Council Member Brady, "Aye," Council Member Wardle, "Aye," and Chairman Hansen, "Aye."

7. **Adjourn**

Chairman Hansen adjourned the public meeting at 7:46pm.

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 November, 2020

Ed Hansen, Tooele City Council Chair