

Tooele City Council and RDA Work Meeting Minutes

Date: Wednesday, September 1, 2021

Time: 5:30 p.m.

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

City Council Members Present:

Melodi Gochis

Ed Hansen

Justin Brady

Maresa Manzione

Tony Graf

Planning Commission Members Present:

Chris Sloan

Matt Robinson

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Darwin Cook, Parks and Recreation Director

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

Paul Hansen, Tooele Engineer

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Jared Steward, Economic Development Coordinator

Kami Perkins, HR Director

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairwoman Gochis called the meeting to order at 5:32 p.m.

2. Roll Call

Tony Graf, Present

Melodi Gochis, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

3. Mayor's Report

Mayor Winn welcomed Holly Potter the new Deputy City Recorder. She stated a Certificate of Completion of Public Works was accepted for single-family dwelling with J Heart construction. She stated she attended the ribbon cutting for the neighborhood cleanup equipment trailer through "Communities that Care" Program. She stated they encourage people to join in the community clean up and the bulk pick up that has done over 80 tons of items picked up monthly. She stated Jared Stewart wrote a few grants to bring a trail near Devils Ditch area through England acres and secured that grant through two different programs within the State.

4. Council Member's Report

Chairman Gochis stated September 11 is the 20th anniversary of 9/11 with a flag raising ceremony, County wide sirens with a moment of silence, a memorial program at UMC, and fireworks. She stated she attended the meeting and presentation with the fire department and fire chief regarding the budget and study to come. She stated she attended the ribbon cutting for neighborhood equipment trailer, virtual tour of Tooele research center, Utah league of City and towns annual convention info session, and the staff meeting with a disaster plan.

Council Member Manzione stated she attended the neighborhood equipment trailer ribbon cutting, tour of the Fire Department, Community Resource Center update, RDA meeting, Pre-Development meeting, and "Invision Better Utah-2050" zoom event.

Council Member Graf stated he attended the neighborhood equipment trailer-cleanup ribbon cutting, Children's Justice Center quarterly meeting, Community Resource Center update.

Council Member Brady stated he attended the RDA executive meeting, Community Resource Center meeting, and met with many citizens about planting more trees.

Council Member Hansen stated he attended the Communities that Care board meeting, the local Homeless Coordinating Committee, Resource Center Gala and fundraiser, and helped with projects around town. He asked Mayor Winn when the School District would be moving from the bus garage.

Mayor Winn stated they thought they would be out of the bus garage by the end of year, but the property they had acquired was not a safe place to store the buses. They chose to purchase a property near the Tooele County School District building. She stated it is estimated to be finished August of next year. She stated Mr. Baker is working on a lease to allow them to continue use of the bus building.

5. Secondary Water Presentation

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre stated The Water Reclamation Plant follows the State of Utah Type 1 effluent water to add a reuse project plan which creates the Tooele City secondary water company. He

stated the golf course has two pump stations and forced mains which will need upgrades if they continue with their plan for reuse water. He stated his recommendation is to update the 2006 Tooele City Reuse Project Plan based on the current condition of the existing infrastructure. He stated his other recommendation is to secure an engineering firm that is capable of updating the master plan, including inventory of the conditions for current reuse water infrastructure and new infrastructure that is capable of distributing reuse water throughout the Tooele City Water Special Service District. He asked the Council to consider additional options that would explain the service area for reuse water distribution, creating a secondary water division within the department to initiate the update of the 2006 Tooele City reuse project plan and run and maintain the City's secondary water distribution system.

Chairman Gochis asked who they would hire to complete the Master Plan update.

Mr. Grandpre stated Jones and Demail Engineering Firm with a quoted price of \$20,000.

Chairman Gochis asked for a time frame.

Mr. Grandpre stated it would take 4-6 months to complete.

Chairman Gochis stated there are some piping systems that are leaking, do they need to be replaced and can the residents use it.

Mr. Grandpre stated they want to see what they options are and come up with a plan.

Chairman Gochis stated it is an optimal time and would like to utilize the resource.

Mayor Winn stated if there is funding available they can move forward, but there will be recommendations later.

Council Member Hansen asked if the ponds on the Golf-Course were a part of it.

Mr. Grandpre stated 14 and 17 are in the agreement and just use it for the irrigation season.

Council Member Brady asked if the settlement agreement stated they get 600 thousand a day.

Mr. Grandpre stated the numbers are averaged and estimated in the agreement.

Council Member Brady stated with everything in the settlement agreement there is plenty for the City to use.

Mr. Grandpre stated it is true and they are adding as they grow.

Council Member Brady asked if down the road, they will have to buy from the City.

Mr. Grandpre stated it goes up 3% until 2024.

Council Member Manzione stated it will take a lot of pressure off.

Mr. Grandpre stated another thought is having a user fee added.

Chairwoman Gochis asked when there will be a resolution for it.

Mayor Winn stated they are just waiting to put a contract together.

6. Police Wage Salary Discussion

Presented by Kami Perkins, Human Resource Director & Adrian Day, Chief of Police

Mrs. Perkins stated the state retirement system for law enforcement changed by lengthening the time they had to serve. She stated in 2018 the Council approved a new salary schedule to bring our officer wages more in line with the market. Tooele City also approved an education reimbursement benefit for officers and an Enhanced Tier 2 retirement contribution to help supplement the impact of the revised Tier 2 retirement benefit. She stated the legislature changed the Tier 2 Public Safety retirement system again and increased the pension calculation. This resulted in a cost increase and an option to pass a portion of that increase on to the officers. She stated Tooele City elected to not pass on the costs to the officer and opted for the "Pick-Up Election" whereby Tooele City paid the officer's share of the cost. She stated then the pandemic hit and then with riots and it became a difficult profession to be in and recruit people for. She stated Taylorsville created their own department and put forth an aggressive pay schedule; Salt Lake City adjusted their rates aggressively, and other agencies are figuring out how to proceed. She stated following the last update of the "wage war" situation with law enforcement, the Council requested options for their consideration.

Mrs. Perkins stated that there is consensus that something needs to be done but the challenge is how to fund the adjustments. She stated they are trying to provide options to the Council to improve the pay schedule with different costs. She stated they are trying to find the right number and affordable within the budget.

Mrs. Perkins explained that the council packet includes options A-G with the three recommended options by Mayor Winn as follows:

Option C: target entry position at \$25.07, keep reinternment benefit through end of fiscal year, investment would be a \$690,000 cost, impact to tax payers

Option D: \$3 across the board increase, \$24.80 an hour

Option E: Same as Option D but also discontinue funding the Tier 2 Enhanced Retirement Benefit

Mrs. Perkins stated that included in the other options is the options to freeze filling the new police officer position that was included in this fiscal year's budget. She stated Chief Day believes that the City will not fill this position until late spring with the academy slots so holding off is an option.

Mrs. Perkins stated Ms. Wimmer put together calculations as to what the funding costs would be and those are included with each option. She explained that some entities are using ARPA funds but the Council stated in last meeting that they don't support funding an ongoing expense with limited funds. She stated the recommendation right now is to fund any increase from the available fund balance, unless the Council wants to cut into other places.

Mrs. Perkins stated Council Member Graf has a proposal that he would like to discuss.

Council Member Graff stated the issue is keeping up in pay but the concern is how to fund it and keep the officers. He stated there is tier 1 which is those employed before July 2011 and tier 2 with 25 years of service in order to retire. He stated under UR pension system, they can buy up to three years of retirement which would be \$32000 per year. He stated the advantage is getting

those years without working. He stated his proposal is that if they stay 20 years with the City they buy retirement which is \$96,000 to purchase that. He stated it would be an hourly wage increase they can afford and the retirement pay out. He stated they look at wage increase and other options as well.

Chief Day stated the department has officers who have accepted job offers from other agencies. He stated they are down the available position and three additional positions. This is equivalent to being down one officer per patrol team.

Council Member Hansen asked what would keep the officers in Tooele, benefits or pay increase. Chief Day stated the immediate need is hourly.

Council Member Hansen asked there would be a possibility the officers might stay. Mrs. Perkins stated one might; another is getting \$11 pay raise; others live closer to other areas.

Council Member Brady asked if they choose the options to freeze the position would it make a difference

Chief Day stated it won't be until March until the officer would be working.

Chairwoman Gochis asked if there is an incentive to those that are leaving.

Mrs. Perkins stated that a retention bonus was considered but, the City elected not to include that in the proposal because it is one-time money trying to solve an ongoing issue, they need a long-term option.

Mayor Winn stated depending on how financing goes, if sales tax stays at a good rate, they could use some of fund balance and have smaller tax increases. She stated these numbers are scary but want them to understand what could be, they are competing with every entity out there with all positions.

Council Member Manzione stated she doesn't want Tooele to be a training ground for officers and go for the less expensive option.

Mrs. Perkins stated the City's pay scale has lagged behind Salt Lake City. She stated they have looked back over the last few years at the studies and looked at what the price points the officers would say "is it worth it." She stated it doesn't get us to that point but gets the City closer. It will be an unstable market rate for a while.

Chief Day stated they have been stable in the last year in the hiring process, but if they are going to lose multiple officers, they will be in crisis.

Council Member Brady stated if they used the Judgment Levy tax, they would not have to worry about funding the police officers.

Ms. Wimmer stated the tax is specifically for the Judgment Levy and adjusts every year for that. As soon as it is paid off, the rate goes away.

Council Member Brady asked if the rates increase very year and what it would cost the tax payers.

Ms. Wimmer stated it does jump every year.

Council Member Graf asked what it is to train and replace an officer, send them through the academy, and do the ride-along.

Mrs. Perkins stated when Chief Kirby was here they did try to get a number, but they are not fees they can recoup. It is \$120,000 estimated.

Chief Day stated training starts in November and ends in March. It is a big time-frame where they are being paid but the City doesn't see them.

Mrs. Perkins stated they did have a new officer start today.

Council Member Hansen asked if they want them to give a decision today.

Mrs. Perkins stated they would love to see that, but there are lots of options and numbers to look at.

Council Member Hansen stated they have the money in the funds, they could fund the balance today. He stated he thinks they should approve option C, knowing there is more that needs to be done.

Mrs. Perkins stated there is more to be done.

Council Member Manzione stated it is good info to get out to the public.

Chairman Gochis stated she also likes option C. She stated they are investing into the retirement funds and would like to continue that.

Council Member Manzione stated she also supports, but would like to see numbers of the judgment levy.

Chairwoman Gochis would like to see retirement numbers that Council Member Graf recommended.

Mrs. Perkins stated actuaries are not cheap, \$10-\$20 thousand and recommends to move slower on that option.

Council Member Graf stated he supports the increase and deciding tonight, but by committing themselves, there has to be a tax increase. He stated the vote is open to tax increase next year. He stated he is not comfortable drawing from fund balance later.

Council Member Brady stated there will be a tax increase.

Mrs. Perkins stated that administration has tried to give the council as much information as possible so that they understand the cost of such adjustment.

Council Member Hansen stated the only other real option is cutting something else out of the budget.

Chairwoman Gochis stated they will have to look at multiple jobs.

Council Member Graf stated there is an officer looking at pay scales right now and if quicker action could allow the officer to stay, he supports that.

Council Member Hansen stated they would like to see immediacy now.

Council Member Manzione asked what the difference would be waiting until next meeting to decide.

Council Member Brady asked about the question of the judgment levy and asked if it is a better option then raising the taxes.

Council Member Graf stated the levy is a tax increase anyway and open at looking at that because it is another funding source.

Council Member Hansen made a motion to approve option C on the police wage salary. No one seconded the motion. The motion fails.

Council Member Graf made a motion to adopt option D. No one seconded. The motion fails

Chairman Gochis motioned to table the discussion. Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Nay," Council Member Graf, "Nay," Council Member Brady, "Aye," Council Member Manzione, "Nay," Chairwoman Gochis, "Aye." The motion failed.

Council Member Graf motioned to adopt option D. No one seconded. The motion fails.

Council Member Hansen motioned to approve option C on the Police wage salary. Council Member Manzione seconded. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

Council Member Manzione motioned to recess the work meeting. Council Member Brady seconded the motion.

The meeting recessed at 7:06 p.m.

The meeting reconvened at 7:10 p.m. to discuss Item # 9.

9. Discussion on a Proposed Development Concept Plan for the Skyline Vista Project by Steve McCleery Located Generally Between 50 East and 200 East Skyline Drive

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated in May 2019 a policy was put in place by the Council stating that they would not further consider multi-family map changes as they began the study for the drinking water and wastewater systems. He stated at the time, there were five applications pending that had not come forward yet, with four of them withdrawing. One chose to continue forward and was reviewed and eventually did not pass. He stated that application was originally for an MR-25 zone with large apartment buildings. He stated the Planning Commission forwarded a negative recommendation to the Council in 2019. He stated this is the same property with a new proposal. The property is zoned R1-7 Residential and the concept plan exclusively shows the lots for single-family homes. He stated the applicant asked that the application be brought forward for discussion.

Chairwoman Gochis stated it is lower density and does it need to be brought before the Fire Department to make sure they can reasonably fight a fire on Little Mountain.

Mr. Bolser stated the sensitive overlay does go through the entirety of the properties and the applicant did reach out to fire department to get their initial comments who will also be involved in any development review that should result. He stated they have sat with the applicant and discussed the application.

Council Member Graf stated if it is successful, would parking be allowed in front of residences. Mr. Bolser stated where Skyline Drive is a public street it would be allowed unless the City Council decided to put signs or red curb to prevent parking.

Council Member Brady asked if they are allowed to do that in one subdivision.

Mr. Bolser stated the Council has the authority to make that decision for any public road they have jurisdiction on.

Mr. Baker stated the Council can allow or not allow parking in front of resident's homes, but suggests looking at the traffic study to see if it is necessary.

Council Member Manzione asked if there would be a trail.

Mr. Bolser stated the drawing is conceptual and does not indicate a trail but that could be discussed with the applicant.

Council Member Brady stated master plan shows a trail there.

Mr. Bolser stated it does along Skyline Drive and the prior concept showed one on the hillside but it would be up to the Council and applicant to work out how they want it done.

Chairwoman Gochis invited the applicant to speak.

Mr. Steve McCleery stated when they were evaluating the project, it takes into consideration the sensitive lands overlay and that's why they have bigger lots. He stated they did a traffic study, geotechnical study, soil study, and rock fall study with the prior application. He stated they are willing to donate the two-acre remainder parcel to the City so the citizens don't lose their view.

Chairwoman Gochis asked if they presented to fire chief.

Mr. McCleery stated he didn't want to talk until they discussed the project with the City Council.

Chairwoman Gochis stated they did a traffic study on the previous application and asked if they did another study.

Mr. McCleery stated the traffic study was on higher density. It will be less impactful now.

Chairwoman Gochis asked if the City had a copy.

Mr. Bolser stated he believed they did in the prior case file.

Mr. McCleery stated on the record they do have all those studies.

Chairwoman Gochis stated it is a concern because it is not a through street to the west and would like to see studies done. Mr. McCleery stated if there is a light there as recommended, 163 units is no issue. He stated the future plan is to try to widen the street.

Council Member Graf asked if he is open to a trail system behind the homes.

Mr. McCleery stated they are not unless they have the financial sustainability. He stated because of the slopes on the ground they cannot get one engineering properly on it, if they do single-family they can no longer participate.

Chairman Gochis asked if there was a plan for curb and gutter.

Mr. McCleery stated the curb and gutter is already there on Skyline Drive.

Mr. Baker stated Mr. Cook is working with an engineering design firm to prepare trail standards that they can enact into the City Code. He stated they want to provide a tool that will allow them to do a trial.

Council Member Graf motioned to recess the meeting. Council Member Hansen seconded the motion. The meeting recessed at 7:32 p.m.

The meeting reconvened at 8:20 p.m. to discuss Item #7. The other agenda items were not discussed during this meeting due to time constraints.

Ordinance 2021-09 An Ordinance of the Tooele City Council Amending Tooele City Code Section 10-3-6 Regarding the Penalties for Snow Event Parking Violations

Resolution 2021-86 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow Construction for the England Acres Parking Lot and Storm Water Project

Resolution 2021-87 A Resolution of the Tooele City Council Approving an Agreement with MHTN Architects for the Design of the Devil's Ditch Trail at England Acres Park

Resolution 2021-88 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow, Inc. for the Seventh Street Improvements and the Middle Canyon Box Culvert

Resolution 2021-89 A Resolution of the Tooele City Council Approving a Development Backbone Contract with Rocky Mountain Power ("RMP")

7. ARPA Funding Recommendation/Grant Request

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer stated the Tooele City American Relief fund received \$4,262,398. She stated they had to use the funds within six years on allowable uses, invest on water, sewer, and broadband infrastructure, provide premium pay for essential workers, and address negative economic impacts. She stated Governor Cox has a grant of 50 million dollars available and would like to see ARP funds allocated by fiscal prudence, proactive investments, projects to be targeted and enduring and accountable. She stated there are far more needs than funds, but the most urgent need and maximize funds would be used best as waste water treatment plant and the headworks building. She stated it does not have a ventilation system and has caused erosion. She stated this project is estimated at \$4.6 million, want to apply for that amount in the matching funds with the state. If they don't approve the matching funds, then they would like to apply all ARPA funds to the project. She stated the project meets all requirements for the grant and it is critical and urgent to City. She stated the deadline is September 15.

Council Member Hansen asked if they have to commit funds to apply for the grant.

Ms. Wimmer stated they have to commit the matching funds.

Council Member Hansen asked about the construction and if nothing is done what would happen.

Mr. Grandpre stated the building is twenty years old, with a life span that is short lived. He stated they have looked at just replacing equipment but with new equipment comes upgrades. He stated they will spend more money trying to fix the current building then doing a new building.

Council Member Hansen asked if the building is steel.

Mr. Grandpre stated they are block.

Council Member Hansen stated the ventilation system was not done the same back then or it was designed wrong.

Mr. Grandpre stated they were not designed for growth.

Council Member Graf asked if the \$50,000 electrical upgrade was in that building.

Mr. Grandpre stated it is a different building. The electrical rooms are not made to handle the electricity. He stated they are trying to get funds to Band-Aid and keep things going.

Council Member Hansen asked if they approve the grant, they have to build the building, but if they don't can they decide to do something else.

Ms. Wimmer stated if the plant fails, everything stops.

Mr. Grandpre stated it wouldn't handle it and cause more damage.

Council Member Graf asked what it would cost to retro fit the major issues.

Mr. Grandpre stated 3-4 million just to retro fit.

Council Member Manzione stated it wouldn't account for future growth.

Council Member Graf asked what the point value is for innovative.

Ms. Wimmer stated the new building would have newer technology.

Council Member Graf stated he sees the need, but is frustrated because they didn't provide it to the City. He stated he wishes there was something in the budget to allocate money for this, feels like they are forgetting an aspect of community.

Chairwoman Gochis stated it is a benefit and eminent and could require a tax increase that will hit the citizens.

Council Member Manzione stated limping along on a sewer does not work is not ok.

Council Member Graf stated he agrees but would like to see the ARPA funds divided up throughout the community.

Mayor Winn stated there have been many discussions on how to spend money, but with the quick turn-around, the impact of the building is the greatest use of money. She stated the County can help with funds as well, a letter of recommendation could go a long way.

Council Member Hansen stated he agrees and wants to give money to the CRC.

Mayor Winn stated if it is successful, that will open up more funds.

Council Member Brady asked if they had to match what they are asking for.

Mr. Steward stated the State does not make it a mandatory 50-50 match but will give them more options.

Council Member Brady motioned to fund the appropriate amount for grant. Chairman Gochis seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Nay," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed.

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

No closed meeting.

15. Adjourn

Chairwoman Gochis adjourned the meeting at 8:48 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 15th day of September, 2021

Melodi Gochis, City Council Chairwoman