

**Tooele City Council and the
Tooele City Redevelopment Agency of Tooele City, Utah
Work Session Meeting Minutes**

Date: Wednesday, May 16, 2018
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Chairman Steve Pruden
Dave McCall
Scott Wardle
Brad Pratt

City Employees Present:

Mayor Debbie Winn
Glenn Caldwell, Finance Director
Michelle Pitt, Recorder
Roger Baker, City Attorney
Rachelle Custer, City Planner
Jim Bolser, Community Development and Public Works Director
Ron Kirby, Police Chief
Kami Perkins, Human Resource Director
Paul Hansen, City Engineer
Randy Sant, Economic Development and Redevelopment Agency Director

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Pruden called the meeting to order at 5:00 p.m.

2. Roll Call

Steve Pruden, Present
Dave McCall, Present
Scott Wardle, Present
Brad Pratt, Present
Melodi Gochis, Excused

3. Discussion:

- Local Option Sales Taxes for 2nd & 3rd Quarters

Presented by Laniece Davenport, Wasatch Front Regional Council

Ms. Davenport provided the history of Senate Bill 136, Transportation Governance Amendments 0.25% Local Option Sales Tax for Transportation. She pointed out that this Bill was the first local option for transportation since 2006 and the first local option ever with a designated portion going directly to cities.

Ms. Davenport said that a referendum would be required in order for Tooele County to impose the 2nd Quarter. She said there is no imposition deadline, but the funds are to be used for fixed guideway transit, state highways, and debt service. A referendum would be optional for Tooele County to impose the 3rd Quarter. There is no imposition deadline. The funds would go to the County Council of Governments (COG) for allocation. The County COG would need to develop a prioritization process for projects, create a list of priority for regionally significant transportation facility projects, and present the list to the legislative body for approval. Ms. Davenport went on to say that if the County were to impose the 4th quarter, the total could be \$1,284,291 countywide. The funds could be used for roadway facilities, reconstruction, widening, new construction, corridor preservation, transit construction, preliminary engineering, environmental studies, and project implementation or construction. There is no requirement to spend a certain percent on transit. The 5th Quarter is for transit only. The funds are to be used for capital expenses. Ms. Davenport said that all other Quarters must be imposed in order to impose the 5th. The imposition deadline for the 5th Quarter is June 30, 2023.

Ms. Davenport explained that the 2nd Quarter had to go on the ballot, but the 3rd Quarter didn't have to go on the ballot. She emphasized that all the previous Quarters had to be imposed in order to do the 5th.

Mr. Baker stated that the Utah League of Cities and Towns prepared a draft Resolution that the City could pass to encourage the County to impose the Quarters.

Chairman Pruden said that this Resolution would be put on a work session in June. Council Member Wardle asked if the Bill had been implemented in COG yet. Council Member McCall said that the next COG meeting was June 14th.

- Resolution 2018-26 A Resolution of the Tooele City Council Approving a Lease and Lease Addendum #3 for the Drug Task Force
Presented by Police Chief Ron Kirby

Chief Kirby said that this was an ongoing agreement for the drug task force to lease a building. The drug force has a grant from the state that pays this fee. This is a pass through grant, with the City identified as the agency to receive the grant money and issue the funds for the lease.

- Resolution 2018-27 A Resolution of the Tooele City Council Approving a Contract with Hansen Allen & Luce for a Groundwater Resource Evaluation Study
Presented by Paul Hansen

Mr. Hansen stated that the City has used Hansen Allen & Luce during the last 20 years to evaluate water resources for the City. Mr. Hansen said that in consideration of the City possibly annexing property in to the City, it would be essential to look at what that would cost the City and what impact it would bring. In next year's budget, it is proposed to update the master plan and impact fees. Mr. Hansen explained that this study will look at water resources in Tooele Valley, and look at water resources in Rush Valley. It will help the City identify where to best concentrate water resources. The cost for each model is \$24,000, for a total of \$48,000. The work will be completed by this fall, with emphasis in completing the Tooele Valley work first. Mr. Hansen clarified that Hansen Allen & Luce is not his firm, but added that he recommends them.

- Providence at Overlake Phase 1 Final Plat
Presented by Jim Bolser

Mr. Bolser said that at the first meeting in April, the Council approved the Providence preliminary plat. The first phase is for four lots, and is coming before the Council for approval. There is not a right-of-way dedication required. Mr. Bolser added that at the June 6th meeting, the developers would be requesting annexation in to the North Tooele City Special Service District, but that had no impact on the approval of the final plat tonight.

- Copper Canyon PUD Phase 5 Amended Final Plat
Presented by Jim Bolser

Mr. Bolser stated that the Council recently approved the final plat for Copper Canyon Phase 5. In laying out the lots, the trail parcel and two lots needed to be adjusted to match the existing development.

- Budget Discussion

Chairman Pruden asked the Council if they had questions about the proposed budget. Council Member Wardle asked if it would be possible to have a spreadsheet done showing what was requested by each department, and what was in the budget. The Mayor answered that she would work on getting that done. Council Member Wardle asked if the increase in the contract services in the RDA budget was for ongoing operations in the City. Mr. Caldwell said that it was for administrative accounting fees to the general fund. Council Member Wardle asked if that was part of why the City had a loss last year. Mr. Caldwell answered that it was. Mr. Sant stated that in 2015 bonds were issued. Mr. Sant suggested that the City could reduce the amount in contract services with the idea that the City wouldn't have to dip in the fund balance to cover the costs. Mr. Caldwell was opposed to that at the time, but Mr. Sant felt like it needed to be done. The Council approved it. Mr. Sant further explained that it is now being proposed that that amount be put back in the fund so that there won't be short in that account in the future.

Council Member Wardle asked about the \$1.5 million showing in the budget for park impact fees. He asked if this could go toward a new softball field. Mayor Winn answered that it had to go toward new growth. Mr. Baker said that as an example, the land the City just purchased for the new softball field was because of new growth. If the City rebuilds the old four-plex fields,

only a portion of the new, expanded fields would be tied to new growth because the City would be redoing something that was already there. Council Member Wardle asked if there was an amount that had to be expended before the City would lose it. Mr. Caldwell said that none of it had to be spent right away. Chairman Pruden asked what this amount was being used for. Mayor Winn said that it had not been decided yet. Chairman Pruden asked what portion from the PAR funds could go towards the park, and what amount could go to the new softball field. Chairman Pruden asked who could give the Council the percentages. Mr. Baker said that they could either do it in-house, or get expertise from outside sources, such as Jason Burningham. Council Member Wardle asked if the impact fees could be used to put in pickle ball courts. Mr. Baker answered that when things like tennis courts are replaced with something like pickle ball courts, they are considered a replacement, not an additional facility related to new growth. Therefore, impact fees couldn't be used.

Council Member Wardle requested a list of things that could be considered park impact fee eligible, and what could be considered PAR tax eligible. Mayor Winn said that the railroad museum would be a great use of PAR tax. Mr. Baker said that park impact fee eligible items would be defined by the park impact facility plan, not the capital improvement plan. Council Member Wardle stated that he would like Brian Roth to go through his budget requests and note for the Council what would be eligible from the PAR tax, and what would be eligible from park impact fees. Chairman Pruden added that Mr. Roth should prioritize the list, and indicate what could be paid through impact fees, PAR tax, or other resources. Mayor Winn said that the list would be ready for the meeting in two weeks. Council Member McCall indicated that he would like Mr. Roth's plans, or list, to include new bathrooms at the Pratt City park. He felt that the bathrooms should be a top priority. Council Member McCall said that when people come to events at the Pratt City park, for events such as Fridays on Vine, they have to use the bathrooms at the swimming pool which are inconvenient and not sufficient for everyone there. Mr. Baker indicated that everything done at England Acres would be considered growth related. Council Member McCall felt that the City needed to finish City parks already in place before putting in new ones.

Council Member Wardle asked how much the new softball fields were going to cost. Mayor Winn said that the amount kept changing. She stated that all the City has is an estimate from an architect at \$2.6 million. The City asked if the project could be done in phases. The architect split it in two phases, with the two new regulation sized softball fields being constructed first, and leaving the other two fields. The next year the other two softball fields could be redone. The cost for the first phase was approximately \$1.7 million. Mayor Winn added that the concession stands for the Babe Ruth and Dow James fields are out for bid. She guessed they would be \$100,000 each. The electrical and lights need to be replaced at the Del Pappa field. She stated that the school has agreed to pay for half of those expenses. She indicated that she has talked to the school district about the things that have been done already. The school says they will pay their share, at 50%.

Mr. Baker stated that the City submitted a claim for the vandalism done at the Del Pappa field, but the claim was denied from the insurance company because of an exclusion in the policy. Council Member Wardle said that the concession stands could be paid out of the \$200,000 in PAR tax money. Mayor Winn reminded the Council that they didn't have to spend the amount in

these funds; they could allow them to accumulate. Chairman Pruden proposed that they obtain the list from Mr. Roth to see what the \$1.5 million in impact fees and the \$1.5 million in PAR could be spent on, or to see these funds needed to accumulate. Chairman Pruden asked the Mayor to find out from the school what they are really willing to do as far as participating in the costs for certain parks, and what they are expecting from the City. They should have a specific amount in mind of what they are willing to give towards these projects.

Chairman Pruden stated that maybe if the dirt was replaced on the current softball fields, that that may be able to bring them up to standards. It may be a better solution than rebuilding the fields. The Elton park field needs to also be rehabilitated.

Mayor Winn talked about the labor projection costs that have been suggested. She said that a couple of weeks ago the Council asked to receive numbers of what the 2% COLA would really cost. Ms. Kami Perkins provided those costs to the Mayor and Council. Ms. Perkins said that she needed to know as soon as possible what the plan was for the salary schedule. She also needed to know what the Council was going to do for a COLA and step increases. She explained that it was a priority for her. She explained that other factors of the budget didn't need to be done right away, but the salary part of the budget, such as a COLA is quite labor intensive. She said that it would be helpful to know as soon as possible. Ms. Perkins emphasized that the amounts given were estimates. Mr. Baker added that the public safety impact fees can only be used for brick and mortar.

The Council wondered if another retreat was necessary to allow them to go through all the priorities. Council Member Wardle stated that he was struggling with the fact that the City has been funding ongoing costs from savings. He wondered if the proposed tax increase would allow the City to manage their costs.

4. Close Meeting to Discuss Personnel, Litigation and Property Acquisition

Council Member Pratt moved to close the meeting. Council Member McCall seconded the motion. The vote was as follows: Council Member Wardle "Aye," Council Member McCall "Aye," Council Member Pratt "Aye," and Chairman Pruden "Aye."

Those in attendance during the closed session were: Mayor Debbie Winn, Glenn Caldwell, Roger Baker, Paul Hansen, Michelle Pitt, Jim Bolser, Randy Sant, Kami Perkins, Council Member Wardle, Council Member Pratt, Council Member McCall, and Chairman Pruden.

The meeting closed at 6:02 p.m.

At 6:32 p.m. the Council excused the staff to discuss personnel matters.

No minutes were taken on these items.

Motion to Reopen the Meeting

Council Member McCall moved to reopen the meeting. Council Member Pratt seconded the motion. The vote was as follows: Council Member Wardle “Aye,” Council Member McCall “Aye,” Council Member Pratt “Aye,” and Chairman Pruden “Aye.”

5. Adjourn

Council Member Pratt moved to adjourn the meeting. Council Member McCall seconded the motion. The vote was as follows: Council Member Wardle “Aye,” Council Member McCall “Aye,” Council Member Pratt “Aye,” and Chairman Pruden “Aye.”

The meeting adjourned at approximately 6:55 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 6th day of June, 2018

Steve Pruden, Tooele City Council Chair