

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, June 20, 2018

Time: 7:00 p.m.

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

City Council Members Present:

Brad Pratt
Dave McCall
Melodi Gochis
Steve Pruden
Scott Wardle

City Employees Present:

Mayor Debra E. Winn
Chief Ron Kirby, Police Department Chief
Roger Baker, City Attorney
Glenn Caldwell, Finance Director
Rick Harrison, Fire Chief
Paul Hansen, City Engineer
Jim Bolser, Community Development and Public Works Director
Lisa Carpenter, Deputy City Recorder
Rick Harrison, Fire Chief

Minutes prepared by Amanda Graf

Chairman Pruden called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Captain Adrian Day with the Police Department

2. Roll Call

Melodi Gochis, Present
Steve Pruden, Present
Dave McCall, Present
Steve Pruden, Present
Scott Wardle, Present

3. Public Comment Period

Chairman Pruden explained that there would be a public comment period specifically for the tax increases and asked the public to hold their comments regarding the tax increase until agenda items number four.

Max Hancock came forward and asked about the architectural firm that will be doing the work for the new public safety building; he wanted to know if a bidding process took place for the selection of the architect. Chief Kirby stated that per Utah State Code architectural and other professional services are not required to go through the bidding process. Mr. Hancock expressed concern that people might sue over the lack of ability to bid on the architectural work for the building.

Chief Kirby stated that the selection of the architect was consistent with City Policy and state law. Chief Kirby has been familiar with the firm for over 20 years. They are the architects for the Utah Highway Patrol Office. They have built many public safety buildings. It is essential to have an architect who has experience with public safety buildings. Chief Kirby stated that they could have probably gotten a cheaper architectural firm, but this firm has a lot of experience with public safety buildings.

Orville Fairchild came forward. He is tired of walking down streets when people park their cars across the sidewalks. He has to walk across a street that hasn't been plowed and places that are dangerous to walk through in order to get places he's trying to get to. He's frustrated with people who park facing the wrong direction on the street; it's against the law. Something also needs to be done with people who are blatantly running red lights. He's seen many places where a law enforcement officer is placed at intersections to help prevent individuals from running the red lights.

Chairman Pruden invited anyone else from the Public to come forward with their comments or concerns; there weren't any. Chairman Pruden closed the public comment period.

Chairman Pruden skipped item number four and had Mayor Winn present the budget on agenda item number five prior to the public comment period for agenda item number four.

4. Public Hearing on Resolution 2018-24 and Resolution 2018-29

Chairman Pruden invited anyone else from the Public to come forward with their comments or concerns.

Aaron Peterson with the Peterson Industrial Depot came forward. He is concerned that the increase that is being proposed will greatly affect him as a business owner. It takes away from him being able to support the community as a business owner. His business' tax base for the Depot alone last year was \$253,597. The proposed tax increase would be about \$40,000 for their business. He asked where they go as business owners to come up with the 40k difference it will cost them. He does believe that there needs to be an increase in the taxes and is willing to share that burden with the City to support the police officers, however he disagrees with the amount of the increase.

He expressed concern about the equipment increase, as well as the \$7 million increase for the new public safety building. He asked if the City has looked at other properties for the building that might be

donated. He expressed concern about the cost for the building. He also expressed concern about the judgment levy.

Chairman Pruden stated that the City has sold some assets and properties to help pay for its accumulated debts. The reason that the Mayor included \$300,000 in the tax increase for equipment is because the City hasn't purchased any new equipment in recent years. This increase will go towards the purchase of necessary items like snow plows, lawn mowers, etc. Chairman Pruden explained that the \$300,000 allotment isn't necessarily going to be spent right away; the money will be put into a savings account to be used throughout the next fiscal year in case equipment breaks throughout the year.

Council Member Wardle stated that on average the city has spent \$600,000 on equipment. For example, police cars have an average life span of four years. To rotate the entire fleet the City needs to replace five police cars every year to keep up with the demands.

Council Member Wardle stated that the 22 million judgment levy was negotiated in half to 11 million by donating City water rights to help pay for the judgment. The City has also used savings to pay for the bond payment for the past two years.

Henry Lay came forward. He asked if the tax short fall for prior years includes the payment levy; does the \$678,406 for the short fall also include the judgment levy rate of \$403,522? Mayor Winn stated that it doesn't. The \$678,406 was just for a shortfall in expenditures versus income.

Mr. Lay stated that he's dealt with multi-million dollar budgets as a businessman. In his business he's laid people off in order to reduce costs. He asked why the City hasn't looked at laying off individuals in order to help pay for the costs. He feels the equipment tax is a prudent thing. He understands the need to add new police officers but would like the City to consider only adding the community officers instead of the additional 2 full-fledged officers. If that happened it would save the cost of the police cars for those additional officers. Mr. Lay also suggested phasing in the police station to help save with costs, as well as look at getting land that is donated for the new public safety building.

Chairman Pruden stated that the land that the new public safety building will be on is located on land that is already owned by the City; the land itself is not a cost associated with the tax increase.

Mr. Lay asked if it'd be feasible to sell the property that the public safety building will be located on to help mitigate the cost. Chairman Pruden stated that they want to get moving on the building, and that while somebody might donate a different property for the land for the public safety building it likely won't be on Main Street. It's good to have the building in close proximity to City Hall.

Scott Degelbeck came forward. He expressed frustration in how long it will take to pay off the judgment levy; he is concerned he'll never experience that relief as a citizen. He also expressed his frustration that some of the Council Members have been on the Council for quite some time and had to have seen the dipping into savings coming to a head; he expressed frustration that they didn't do anything about it years ago to avoid this problem the City now faces.

Mr. Degelbeck is also concerned about the increases that are coming from Tooele County and the Tooele County School District. This will triple the tax increases to citizens in the community. This will greatly affect his income. He feels the three entities should collaborate together when proposing tax increases to help minimize the effects the increases have on the citizens.

Mr. Degelbeck is also frustrated that new businesses come in and get tax breaks. If businesses want to locate to Tooele they need to pay their fair share of taxes.

In addition, Mr. Degelbeck stated that according to the article he read in the Tooele Transcript Bulletin that the Council has already made up its mind to increase taxes. If that is the case, what is the point of the meeting? Chairman Pruden stated that the increase hasn't been approved yet; that is the point of the meeting taking place.

Council Member Wardle stated that up until this afternoon they were still working on the budget. There will still be issues within the budget that will have to be resolved going forward. Although they're looking at the maximum tax increase, it may decrease going forward.

Tom Cramer came forward. In the newspaper it states that this tax increase would generate 5.5 million; Mayor Winn clarified that the increase would be a 2.5 million increase to total 5.5 million. He stated that he finds it hard to believe that in 35 years the City hasn't raised taxes but they've made more money every year. It's going to cost him a lot. He's retired and living on a fixed income.

David Bickmore came forward. He expressed his gratitude to the Mayor, Council, and staff for all they do for the citizens. He stated that the tax increase is too much. He can't remember a tax increase that has ever been higher than 10%. He feels that the majority of the increase should go towards the lawsuit since that is an amount that will go down. The other tax increase items won't decrease. He doesn't like the way the City income has been characterized. Due to rising house costs and property taxes, even if the City's tax rate is the same they're still taking in more money due to the increased property taxes. He stated that City fees are up substantially. His daughter built a house 12 years after he bought his house and it cost her triple the amount that his home cost. The number of houses and commercial buildings are increasing in the City as well which contribute to an increase in money for the City.

Mr. Bickmore is also concerned about the 2% raises for City employees. He stated that the County fired many employees five years ago due to the tax increases. He hears discussion about more people, more pay, more building; this plan greatly concerns him. He also feels that the City should keep healthcare costs at the same level they are spending as healthcare costs are increasing everywhere and other entities are unable to keep up with the rising healthcare costs as well.

Tyson Hamilton came forward. He is a small business owner in Tooele. He supports having a stronger police force. As a business owner he doesn't like the tax increase, but he supports it because it is needed. If individuals shop locally then it will help local business owners with the tax increase.

David Gibby came forward. He respects the difficult position the City is in. He expressed his concern that the tax increase is too much. He served on the Tooele County budget review committee for several years. One of the discussions was that the tax increases needed to be done incrementally. He bought his home 3.5 years ago and since that time his property taxes have increased \$150/month. With this

proposed increase his monthly property taxes will be a total of a \$250/month increase from the time of purchase 3.5 years ago. He feels that the tax increase should be implemented incrementally, instead of all at once. Citizens don't have the opportunity to demand more revenue from their clients; they have to work within their current income, as should the City. The tax increase needs to be done on an incremental basis.

Mary Anne Bickmore came forward. She feels that the City shouldn't make up for a lack of a tax increase in 36 years in one year. Lake Point and Grantsville are building homes like crazy. Tooele City makes it extremely difficult for developers to build in Tooele. Making building homes easier in Tooele might help with the tax shortfall.

Orville Fairchild came forward. Tooele is the fastest growing county in the nation; they should be looking at that for tax help. Settlement Canyon hit him with a tax increase for a water pipeline that should have been built 30 years ago. There was talk about a tax increase by the County that caused buyers for the property at 1000 North and Main Street to leave. He stated that the developer for the lawsuit originally stated that the settlement for the lawsuit began at \$385,000 and that the developer was going to settle for \$287,000; how did the lawsuit end up so high?

Helen Morgas has lived in Tooele for 30 years. They raised their taxes on the green belt about 20 years ago and they said they weren't going to raise the taxes after that. The school district has been raising taxes every year. All of her pay increases have gone directly towards healthcare costs which hasn't helped her with her income. The property taxes have gone up. Her property by the police station has had fences ruined by the snow plows; they still haven't been repaired. She feels that her children that live here are struggling. The teachers aren't teaching children in the community. She is frustrated with the School District raising wages for the teachers when she feels they're not giving the kids basic reading and math skills. The pressure is building up on her, her children, and her grandchildren. The schools aren't sufficiently teaching their children.

Chris Sloan came forward. He commended the Council and Mayor for opening the process in a way that hasn't been transparent in the 25 years he's lived in the city. He's been to the town halls, met with the City officials on numerous occasions, and thanked them for being transparent. He knows that they are listening to the citizens of the community. He stated that being a public servant is a thankless job. He stated that the Shop Local campaign needs to come back to help generate more tax dollars for Tooele City. That starts with the citizens of the community keeping their tax dollars local.

Amber Warburton came forward. She appreciates the transparency but feels that the tax increase is atrocious. To jump to 115% in one lump sum is asking way too much of the citizens. Citizens are getting tax increases all of the time by various entities. She asked the administration what they're sacrificing. She doesn't understand how the City has operated with a shortfall for so many years. Does the City really need a 7 million dollar police station? She wants to know what is being sacrificed by the City with the shortage.

Chairman Pruden stated that they've been working on a budget for many years. He stated that the City ran legislation with the state to increase the limit in what could be had in a fund balance which is the savings account. The City maxed the savings account out through the lean years. Glenn Caldwell and

Mayor Dunlavy made a lot of sacrifices to get through the lean years. The savings have been spent to the bare bones.

Council Member Wardle listed some of the requests for the City: replace the fence at the cemetery, replace the Dow James building, fix the bathrooms at the parks, retain more police officers, etc. The employees are working with bare minimums just to get by.

Chairman Pruden stated that they learned that if they bid out some of the mowing for the parks to private companies that they would save the labor, benefits, and insurance costs as those would be covered by the private contractors. That has been a huge savings to the City.

Council Member Wardle stated that during the Recession the City went to a skeleton organization. For years the City has lived on savings while other taxing entities raised taxes. On average, Tooele functions on almost half the amount of other cities. Citizens in West Valley City pay about \$900/year, Holladay, \$640/year, and in Tooele \$224/year. They are trying to maintain things for safety, health, and the welfare of the citizens above everything else. They didn't want anyone impacted by a greater tax burden coming out of the Recession. He stated that his family will be personally affected by the tax increase.

Ms. Warburton suggested not doing the tax increase all at once, but rather doing it incrementally. She feels that there needs to be accountability. She's frustrated that the City has lived off of savings instead of raising the taxes incrementally. Nobody should be living off of their savings like that; it should be rainy day type fund, not as a means to pay basic bills.

Mr. Lay came forward again. He's lived in an area where he's seen the impacts of tax increases. He feels that the City needs to be careful to not be pushed into a box that's untenable.

Lawrence Omero came forward. He expressed his frustration at all of the tax breaks the businesses get from the City for locating to the City. The businesses that relocate don't pay decent wages.

Robert Griffith came forward and expressed his desire to have an incremental tax increase instead of all at once. If that was done incrementally over two years the City would get to 115%.

Curtis Beckstrom came forward and thanked the administration for all they have done for the City and their willingness to serve the Community. He wished them luck and hoped that the citizens would be happy with the decisions the Council makes.

Frank Shaeffer came forward and thanked the Council and Mayor for what they're doing. He expressed his desire to have the increase come incrementally. The police department and levy are important, but it's a large increase for individuals to absorb all at once.

Council Member Pratt stated that they as a Council are listening to the citizens. He remembers when he first came forward as a citizen to speak up and how nervous he was. He stated that the tax increase affects the Council as well. When he grew up in the City there were 8,000 people. He remembers when the first stop light went up on Main Street and Vine. All of the comments he's heard from the Public

prior to this meeting have expressed appreciation for the transparency of the process. The roof leaked at Bradshaw auto parts back when he was a child.

He stated that Tooele is beginning to do without things that are needed, like police officers on the road and the repairs of fences. The public consensus has been to not sacrifice public safety. The Council is listening to the citizens and trying their hardest to meet their requests. The volunteer fire department has equipment needs that also add to the City's costs. He encouraged the citizens to reach out to the Council and Mayor with their concerns in the future.

Linda McBeth came forward. She stated that she is not opposed to the tax increase but feels that the services that the Council has suggested are needed. Maybe she is part of the silent majority.

Dave Morrill came forward. He's lived in Tooele for about 15 years. He served with Councilman Pruden's father on the advisory board for the police department about 15 years ago and there were discussions then about the need for a new public safety building. His main concern is as a small business owner. He purchased a building of his own several years ago. This tax rate is going to affect his business by thousands of dollars which will affect his ability to give his staff pay raises. If there are any small business owners who are struggling this increase will bury them.

James May came forward. He was born and raised in the City and expressed his support for the tax increase. It is needed.

John Clark came forward. He and his wife have taken on the responsibility of raising his grandkids which has been hard for them. His taxes have continued to increase every year. This tax increase will bury him financially, as well as a lot of elderly individuals who are living off of fixed incomes. He doesn't have any extra room in his budget for a tax increase. He understands the Council has a responsibility to run the City, but feels that any more increases like this will force him to move. He expressed his appreciation to the Council and Mayor for listening to all of the citizens' comments.

Travis Sutherland came forward and expressed his support for the increase for the new public safety building. He thanked the administration for stepping forward to make the hard decisions to increase taxes. As a business owner the increase will affect him quite a bit. He feels the Council hasn't gone far enough with the tax increase as it doesn't include anything for the Parks and Recreation Department, entertainment for youth, etc. He requested an incremental tax increase instead of increasing taxes all at once.

Chairman Pruden invited anyone else from the Public to come forward with their comments or concerns; there weren't any. Chairman Pruden closed the public comment period.

Chairman Pruden expressed his appreciation to Mayor Winn for the transparency of the budget process. A lot of the budget discussions have been based on the Town Hall that was hosted in February. At that meeting many of the citizens expressed a desire to put the money towards other parks instead of England Acres as originally planned. The Council listened to the citizens and took the money they'd been saving towards the completion of England Acres park and put it towards other needed items.

Chairman Pruden stated that the Council is maintaining a balancing act. His mother and mother-in-law are both on fixed incomes; he understands the impact the tax increase will have on individuals with fixed incomes. State law requires the City have a tentative budget in place by July 1, but it is a tentative budget. A truth in taxation hearing will take place in a few months to go over these tax discussions. This tax increase is not a done deal; as the Council finalizes things they ask that the citizens trust the Council. They aren't doing anything in excess, rather meeting the basic needs of the community to maintain the basic services that the citizens need.

Money is being invested in the youth; the Communities that Care program is going directly towards the youth. He encouraged the citizens to attend the Fridays on Vine concerts. He encouraged the citizens to come to the Council and Mayor with their questions and concerns.

5. Resolution 2018-24 A Resolution of the Tooele City Council Adopting a Tentative Budget for Tooele City for Fiscal Year 2018-2019

Presented by Mayor Debbie Winn

Mayor Winn has put this budget together with the help of the finance staff from the City, and after extensive meetings with the City Council. It is Mayor Winn's responsibility to present the budget to the Council. Mayor Winn stated that she supports the City Council with whatever decision they make regarding the budget.

A presentation at the meeting gave information about the proposed tax increase. There are different line items on the taxes citizens receive. Taxes are paid to Tooele City, Tooele County, and the Tooele County School District. Just under 70% of the taxes citizens pay goes towards the School District. Tooele City only collects just under 15% of the taxes citizens pay. Just under 15% of taxes are paid towards Tooele County. When Tooele City discusses raising taxes, it is only on that 15% that citizens pay to Tooele City.

Tooele City has not raised taxes in 36 years. Taxes have been raised, but they haven't been raised by Tooele City. If Tooele County or the School District raised taxes, those increases have gone to those entities. Tooele City has adopted the certified tax rate proposed by Tooele County in years past.

Mayor Winn stated that the City is at a point where it can no longer function within the current tax income. Tooele City needs to pay for certain things that the City can no longer afford.

There is a current tax shortfall of \$678,406. The City has gone into a deficit for the past several years because the tax income has not amounted to the anticipated income amount. The City has been using savings money to make up for this shortfall. The state of Utah has a minimum balance that must remain in a city's savings account. Tooele City is close to the minimum savings amount as dictated by the State.

In past years, equipment has been purchased using money from the City's savings account. Mayor Winn stated that there were about 2.9 million dollars in requests for equipment. For example, the cost to purchase five police cars is \$200,000.

In their budget discussions, the City was originally at 1.7 million in their initial proposed payroll adjustments. They cut as much as they possibly could. One of the factors that is out of the City's control is healthcare costs. If Tooele is not competitive with the pay and benefits for police officers and its employees, then the City will lose its employees to other entities. If employees can't be retained it will cost the City more to train and re-hire new employees.

Out of the 1.1 million in payroll adjustments, \$800,000 is for public safety, for police officers. The City will hire 2 additional police officers, as well as 2 community service officers. These officers can be paid at a lower rate which will free up time for the other sworn police officers to take care of more pressing matters.

The public safety building proposed tax increase will cost \$458,364/year. The current police station is an old auto parts store. The police department has been promised a new building for 20 years. The \$458,364 would be the yearly payments for the bond for the new building. It will be built on Garden Street across the street from City Hall.

The judgment levy is \$403,522 that is regarding the lawsuit the City lost. Mayor Winn stated that the lawsuit was 22.5 million that the City has to pay. The City has used some savings to pay a bond for this lawsuit; the current balance of the lawsuit is 11 million dollars.

There are two portions to the tax increase. The tax shortfall, equipment funding, payroll adjustments, and police station will be included as an increase to the certified tax rate. The judgment levy will be separate on tax notices. If the City receives any extra tax income, by State law the City will pay that extra money towards paying off the lawsuit. Once the judgment levy is paid off the judgment levy tax will go away.

By state law the City has to come up with figures to show what the proposed tax increase will cost the residents. The median price for a home in Tooele is \$240,000. The current tax rate of 15% that goes towards Tooele City on a home valued at \$240,000 is \$242. The proposed tax increase would cost \$519 for an increase of \$278/year, amounting to \$23/month on a \$240,000 home. This tax increase will be a sacrifice for the citizens of Tooele.

The certified tax rates are set by state law. Homes are re-assessed every 3-5 years by the County. If a home's value increases, the certified tax rate goes down because with growth in the community, and the home going up in value, individuals pay about the same amount in taxes.

The only way Tooele can receive more money in taxes is by growth alone. As the City grows, the certified tax rate goes down. If the City keeps the certified rate the same despite growth, it is considered a tax increase. The certified tax rate in 1997 was 0.003689%. The proposed tax rate for 2018 is 0.003646%. Even doubling the tax rate, it will still be less than the tax rate in 1997.

Mayor Winn thanked Mark Watson with the Tooele Transcript Bulletin who has covered all of the public City Council meetings. He has published the facts without trying to sway anyone. Mayor Winn also expressed her appreciation to the public for their attendance at the meeting. She encouraged the public to continue to attend City Council meetings to become educated about the decisions being made for the City.

There are a few groups that the State Legislature tries to help who can't afford tax increases through tax abatements. Mayor Winn brought copies of the tax abatement program for citizens to take that explains who can qualify for tax abatements. The tax abatement information pages are also available on the County website. The rules for qualification are set by the State. The applications need to be in by September 1, 2018; the applications need to be submitted every year. Those who can qualify for the abatements are: disabled veterans, active-duty armed forces service members, those who are legally blind, and senior citizens depending on their income. The income rates change every year as determined by the State Legislature. Mayor Winn encouraged everyone to help spread the word about the tax abatements.

Mayor Winn has spoken with several clergy members who are concerned about the effects of this tax increase on the needy members of their congregations. There are programs in place to help people who might struggle with the proposed tax increase.

There is nothing in the tax increase that is increasing the wages of any elected officials. Mayor Winn encouraged anyone who has questions about the tax increase to make an appointment with her or the City Council members.

Chairman Pruden moved to agenda item number four to the public hearing for the public comment regarding the proposed tax increase.

Chairman Pruden returned to the vote on this Resolution at the conclusion of the public comment period on this resolution in agenda item number four.

Council Member Wardle expressed concern that there are par tax issues that haven't been addressed yet in the budget, specifically the parks, the impact fees from the parks, the solid waste fund, and other areas that the Council should address prior to the August hearing. There have been two different schools of thoughts in town hall meetings; some are in favor of the tax increases, and others aren't. It would be wise as a Council to set aside another meeting to discuss these budget items. He suggested an amendment be made to the vote on Resolution 2018-24 that the Council will address those issues prior to the vote on the final budget in August.

Chairman Pruden stated that since it's not a calendared item they can't include that as an amendment, but that they can verbally commit to it as a Council.

Mr. Baker stated that State Law states that the final budgets must be approved by August 15 when an increase to the certified tax rate is being proposed. The State law process already includes the amendment Council Member Wardle is discussing including in Resolution 2018-24.

Council Member Pratt moved to approve Resolution 2018-24. Council Member Wardle seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

6. **Resolution 2018-29 A Resolution of the Tooele City Council Adopting a Proposed Certified Tax Rate for Fiscal Year 2018-2019.**

Presented by Glenn Caldwell

The Tooele City proposed tax rate for fiscal year 2018-2019 is 0.003934 which will appropriate 5.5 million dollars. This is broken down into two areas: the judgment levy at a rate of 0.000289, and the general fund at a rate of 0.003646. The maximum rate the City can charge is 0.007.

Chairman Pruden asked the Council if they had any questions or concerns; there weren't any.

Council Member Gochis moved to approve Resolution 2018-29. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

7. **Resolution 2018-41 A Resolution of the Tooele City Council Approving an Agreement with JRCA Architects for the Design of a Justice Center Facility**

Presented by Police Chief Ron Kirby

Chief Kirby clarified that the most of the land for the new police station is owned by the City, not all of it; there's still a portion that the City is in the process of acquiring. In addition, Chief Kirby discussed the need for a bid from the architect with the Mayor, City Staff, as well as consulting state law. The process they have taken is in compliance with state law.

He was appointed Chief of Police 20 years ago and discussed the need for a new building at that time. The estimated cost back then would have been approximately 3 million. The police station that was proposed at that time was only slightly smaller than the one being proposed at this time. If the police station is put off much longer the cost to build it will increase in the future.

The police department has been in their current building for 30 years. Prior to that it was in the annex to the post office. Prior to that it was in a small space in the County building. Chief Kirby emphasized that waiting for a new building does not make good business or economic sense.

When the process was started Chief Kirby was given estimates for \$250/square foot for the new building. Those are simply the costs for a public safety building. There's no way of getting around those costs. The size of the station is part of a study that was conducted along with the City's impact fees. It is not excessive; it only has the essential items that are needed for a public safety building. It is functional.

Chairman Pruden stated that the proposed building gives the police department a little bit of growth room. Chief Kirby stated that it would be irresponsible to build a building to not accommodate for future growth.

Council Member Pratt stated that he remembered during Chief Kirby's budget presentation earlier in the year that when citizens expressed a desire for more police officers on the road that Chief Kirby stated that even if more officers were hired that the City didn't have the space to additional officers in the current building.

Chief Kirby stated that this building is critically needed; waiting to build it will only drive the costs up. Building half of it now and half of it later would cost more than building it all at once. Chief Kirby stated that his comments are only focused on the needs for the public safety building, not the discussion on the tax increase in general.

Chief Kirby explained that this resolution is a request from the Council to authorize the Mayor to sign an agreement with JRCA Architects for the architectural design work for the building at a cost of 6.5% of the construction estimate, which would be \$425,132.

Mr. Baker stated that that cost includes the design fee as well as the construction management fees from the beginning to the end of the whole construction process.

Chief Kirby stated that this is the same architectural company who designed the Grantsville Police Station. They have talked with the officials in Grantsville and they are very happy with their work.

Council Member Wardle asked if the building would include a basement; Chief Kirby stated that it wouldn't.

Chairman Pruden asked the Council if they had any questions or concerns; there weren't any.

Council Member McCall moved to approve Resolution 2018-41. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

8. Resolution 2018-42 A Resolution of the Tooele City Council Approving an Attorney Engagement Letter Agreement with Jody Burnett

Presented by Roger Baker

The City Council and Mayor have discussed with Grantsville and Tooele County officials the desire to explore a framework for looking at regional water and sewer services that would be able to serve development in the central Tooele Valley in the future.

This Resolution would facilitate an outside person who can help develop the framework as an initial step; if the City moves forward to implement the framework through interlocal agreements between the entities the City could authorize Mr. Burnett to do future work as needed. The cost of Mr. Burnett's work will be split between the three entities. The hourly rate is \$100 less per hour than they've had to pay other experienced litigation lawyers in the past.

Chairman Pruden asked the Council if they had any questions or concerns; there weren't any.

Council Member Wardle moved to approve Resolution 2018-42. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

9. **Resolution 2018-39 A Resolution of the Tooele City Council Approving and Ratifying a Contract with Kilgore Contracting for the 2018 Roadway Improvement Project, Bid Schedules A, B, and C**

Presented by Paul Hansen

The City tries to find the best way to use the gas tax money to preserve and maintain roads. These projects were bid with three separate bid schedules intended to reflect the different types of work. The first is a roadway reconstruction project for Noble Road and Lakeview Avenue. 700 South will also be reconstructed on that portion west of Coleman Street in order to improve the intersection and eliminate the offset that currently exists. These projects would be considered all part of schedule A in the roadwork improvement process.

Roadway overlay projects will include 100 East between 700 North and 1000 North, Broadway from 400 to 1000 North, South between Main Street and 100 West, and 770 South and 690 West.

Chairman Pruden asked if 100 East would be completed before school starts; Mr. Hansen responded in the affirmative.

In addition, there are seven circles in town that are in bad condition. The circles that will be repaired are: Chateau, Avalon, Grandview, Chimesview, Fairview, Delta, and Mayo Circles.

Utah Avenue has seven places where the water lines have settled over the years. This project would repair these water lines.

In addition to these roadway projects there are some miscellaneous sidewalk and curb and gutter work that will be repaired.

These projects were put out for bid; the City received bids from Kilgore and Staker Contracting. Kilgore was the lowest bid at \$1,510,259. The City is requesting an additional 5% contingency fee to be used as unexpected conditions in the road construction projects arise.

Chairman Pruden asked the Council if they had any questions or concerns; there weren't any.

Council Member Pratt moved to approve Resolution 2018-39. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

10. **Resolution 2018-40 A Resolution of the Tooele City Council Approving and Ratifying a Contract with Intermountain Slurry Seal for the 2018 Roadway Improvement Project, Schedule D Slurry Seal**

Presented by Paul Hansen

The roadway slurry seal projects would include 1000 North from Main Street to Droubay Road, 520 East from 1000 North to the northern city limit, Fox Run Drive as it extends from 1000 North to Droubay Road, as well as Vine Street from Seventh Street to the golf course. There was some earlier discussion about holding off on some of the slurry seal on Vine Street due to pending construction; Mr. Hansen recommends moving forward with the slurry seal to help preserve the roads and save the City future costs with further road repairs.

The project was put out to bid in accordance with state law. Intermountain Slurry was the low bid at \$129,621.82. The City is also requesting a 5% contingency fee to help cover unanticipated costs with the road construction projects as they arise.

Chairman Pruden asked the Council if they had any questions or concerns; there weren't any.

Council Member McCall moved to approve Resolution 2018-40. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

11. **Providence at Overlake Phase 2—Final Plat**

Presented by Jim Bolser

Earlier this spring the Council approved preliminary plans for phases 1 and 2 of this development. The final plat for Phase 1 has been approved for and is under construction. Phase 2 is currently under consideration for final plat approval; it is located in between 400 West and Clemente Way in the Overlake subdivision and includes 22 homes. This project meets all City standard requirements.

Earlier this evening the Council had a discussion about potential annexation for this development into the North Tooele Special Service District. The Planning Commission has forwarded a positive recommendation for Phase 2.

Howard Schmidt came forward. He is the developer for this project. He understands that they will need to have an HOA or annex into the Tooele Special Service District. He hopes that the Council will approve the project. They will either create an HOA or work with the North Tooele Special Services District to address their concerns.

Chairman Pruden asked Mr. Schmidt if they are aware of the District's concerns; Mr. Schmidt responded in the affirmative.

Council Member Gochis attends the North Tooele Special Services District meetings. She encouraged the developer to stay in the District. His development will be adjacent to the Overlake subdivision and the residents in his development will likely take part in the activities held in the Overlake community. Mr. Schmidt expressed his desire to stay in the District as well and will work with them to try and address their concerns

Council Member Wardle clarified that the Council can move forward with this approval as long as the developer agrees to either annex into the District or have an HOA; Chairman Pruden responded in the affirmative.

Chairman Pruden asked the Council if they had any questions or concerns; there weren't any.

Council Member Wardle moved to approve the Providence at Overlake Phase 2 Final Plat with the stipulation that the applicant declares prior to building permits being pulled their intention of joining the North Tooele Special Services District or completing the lots based upon the double-frontage lot ordinance. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

12. Canyon Village Rust Phase 2—Final Plat

Presented by Jim Bolser

The preliminary plans for phases 1 and 2 have previously been approved by the Council. Phase 1 is built with homes currently under construction. The northern boundary of phase 2 is Pine Canyon Road, while the northwest corner of phase 2 is Copper Canyon Road. This is a project that meets the terms of the City Code. Pine Canyon Road adjacent to this property is outside of the City limits and is under County jurisdiction. The developer has designed his plans to accommodate both the City and County requirements as they apply to the subdivision.

This project meets all of the terms of both City and County ordinances. The Planning Commission has reviewed this project and forwarded a positive recommendation.

Chairman Pruden asked about the lots on the far northern end of the project that back onto Pine Canyon Road. He asked if the lots on that end would interfere with a possible future widening of Pine Canyon Road. Mr. Bolser responded that the developer is required to accommodate Pine Canyon to the full width that the County has required.

Council Member Gochis asked where the point of access to the subdivision is located; Mr. Bolser stated that Phase 2 will have access through Phase 1.

Chairman Pruden asked the Council if they had any questions or concerns; there weren't any.

Council Member Gochis moved to approve the Canyon Village Rust Phase 2 Final Plat. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

13. Minutes—June 6, 2018

Chairman Pruden asked the Council if there were any comments or questions about the minutes from the City Council meeting dated June 6, 2018; there weren't any.

Council Member Pratt moved to approve the minutes from the City Council meeting dated June 6, 2018 with the necessary corrections. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

14. Invoices

Presented by Lisa Carpenter

An invoice in the amount of \$54,889.77 to Rebig Pacific Company for 702 ninety-five gallon garbage cans was presented.

An invoice in the amount of \$46,500.00 to Broken Arrow to replace the swimming pool roof at the Pratt Aquatic Center was presented.

Mr. Baker clarified that \$36,500 of the cost to replace the swimming pool roof was paid pursuant to an insurance claim under the City's insurance policy; the City paid \$10,000 as its deductible.

Council Member Pratt moved to approve with the invoices. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

15. Adjourn

Council Member Wardle moved to adjourn the City Council meeting. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

The meeting adjourned at 9:45 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 18th day of July, 2018

Steve Pruden, Tooele City Council Chair

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