

**Tooele City Council  
Budget Work Meeting Minutes**

**Date:** Tuesday, June 9, 2020

**Time:** 5:10 p.m.

**Place:** Tooele City Hall, Large Conference Room  
90 North Main Street, Tooele, Utah

**City Council Members Present:**

Justin Brady  
Tony Graf  
Ed Hansen  
Scott Wardle  
Melodi Gochis

**City Employees Present:**

Mayor Debbie Winn  
Jim Bolser, Community Development Director  
Chief Ron Kirby, Police Department  
Darwin Cook, Parks Department Director  
Steve Evans, Public Works Director  
Shannon Wimmer, Finance Director  
Michelle Pitt, City Recorder  
Glen Caldwell, Assistant Finance Director  
Kami Perkins, Human Resources  
Jami Carter, Library Director

**City Employees Excused:**

Roger Baker, City Attorney

Minutes prepared by Kelly Odermott

Chairman Wardle called the meeting to order at 5:10 p.m.

**1. Open City Council Meeting**

Chairman Wardle opened the meeting.

**2. Roll Call**

Justin Brady, Present  
Tony Graf, Present  
Ed Hansen, Present  
Scott Wardle, Present

Melodi Gochis, Present

**3. Discussion – Tooele City Budget.**

The discussion for the budget was presented by fund names.

Governmental funds – starting on page 5

4111 – City Council

Council Member Gochis stated there was a discussion about the \$30,000 being set aside for a grant writer, but with the certified tax rate, the funds may be able to come from the tax revenue.

Mayor Winn asked Ms. Perkins to explain the salary study in order for the Mayor to make a request for salary increases.

Ms. Perkins gave a brief overview of the two year salary study that is performed to ensure that salaries within the City are comparable to other municipalities. Based on the most current study, there were three department heads and one non exempt, waste water treatment supervisor salary that fell outside of the 5-10% comfortable zone for the market and needed to be adjusted.

Mayor Winn stated that when the salary schedule is done, it is used to see which salaries are really off. Mayor Winn stated that she met with Chairman Wardle, and Council Member Graf to discuss the potential of changing three positions and a salary schedule. The first position is the Public Works Director. This was a new position, a year and half prior. The position is graded appropriately, but at the time that the position was hired, the salary negotiation was not adequate for the skills and knowledge that the hire was taking on. During the work, the duties have increased rapidly and extensively. The pay for this position is way below the market. Mayor Winn stated that the position stays in the same grade level at 24, but increase it 10% from a step 5 to a step 10. That is just over \$8,000. The next position is the City Recorder. Tooele City's City Recorder also serves as the director of IT division of the City. This year there is a cut back on the consultant and the City will upgrade the part time employee to a full time position. The Mayor's recommendation was for a 10% increase from a grade 20 step 14 to a grade 22 step 13, this is \$7,441 per year. The last department is the Library Director, who is at the same grade and step as the City Recorder. In Tooele City, the Library Director takes care of the building and all of the seasonal employees. The recommendation is the same as the City Recorder, grade 20 to grade 22 for \$7,441. There is not an exact number for the waste water treatment supervisor as it is advertised, but the City is very low for the position wages. To get anybody that is qualified and can run the plant, the pay is being asked to increase from a grade 19 to grade 21 or 22. As the interviews start, the City can decide the direction. The total amount of the increase for the three department heads, is just over \$23,000.

Mayor Winn made two proposals for the budget. The first is the \$30,000 that was in the Council budget for a grant writer. The number is still in the budget, it has just moved from Council line item to an administrative line item. Combined with the \$45,000 from the RDA funds for the economic director specialist. The proposal would be to take the \$23,000 out of the \$30,000 to fund the pay increases. That is the second choice because in future years, the RDA funds would need to be made up and that may become difficult. The second proposal involves the tax rate. The City had estimated a 10% drop in tax revenues, but it did not go that low. It is a 4.8% drop and the smaller drop increased the revenues from property tax by about \$46000. The \$23000 could be taken out of that increase without touching the RDA funds.

Mayor Winn stated that the City is not paying these employees what they are worth and the City wants to take care of its employees and be competitive in the marketplace.

Ms. Perkins added that for the Council's knowledge there are about six other positions that have been identified for future salary discussions. One of the things that is important for the salary study is so that the City can avoid the picking and choosing which jobs will benchmark. This is a controlled process. A question that may come up is the how can the Council approve these increases, while not looking at the rest of the workforce. Past Council Members have initiated policies for payroll and Ms. Perkins read from a policy for employee compensation. Within the statement it stated that compensated for appointed employees can be adjusted by the Mayor with approval for City Council at any time. Normally the reclassification for a job is a 5% pay increase, for some of these it is 10%, the Council has the ability to support the Mayor if the Council would like too.

Chairman Wardle asked what the amount was out of the General Fund for the economic development specialist? Mayor Winn stated \$30,000. Chairman Wardle asked did we take all of it? Mayor Winn stated yes. Mayor Winn stated that the amount was moved from one line item to another.

Council Member Hansen asked if the amount is taken from the Economic Development Specialist, is that position not being hired this year? Mayor Winn stated that no the salary would have to be adjusted in the RDA fund. Council Member Brady asked if that was the Mayor's second choice. Mayor Winn stated yes, that is the second choice. She would prefer to use the increase in property tax. Council Member Brady stated there is an increase in property tax this year, what happens if there isn't an increase next year, would that affect the job. Ms. Wimmer stated that as long as the taxes stay steady, it will carry forward. Mayor Winn stated that is a better place to put it because property tax stays the same with growth.

Chairman Wardle asked the Council if they were in agreement on the positions? All Council Members answered yes. Chairman Wardle made a recommendation on the funding sources. The \$46,000 in tax revenue, minus \$23,000 for the new positions, add in \$30,000 for the economic

development specialist to total \$53,000 for salary. The \$7,000 still needed could be taken from the \$30,000 in the Council budget, leaving \$23,000, of which \$20,000 could be given to the Boys and Girls Club.

Chairman Wardle stated that there would be no changes to the RDA budget. Council Member Gochis stated that last year the amount to the Boys and Girls Club was supplemented by the Mayor's Golf tournament. There will not be a need to do that this year and is there a plan to put that money to another use. Mayor Winn stated that last year they were unaware of what would be received from the golf tournament, so that was on top of what was to be given them. Last year \$20,000 was budgeted to give the Boys and Girls Club. Mayor Winn stated that she has talked to the Boys and Girls Club and they understand that there are budget cuts. If they received any money from Tooele City would not affect them still providing services as long as the maintenance and building could be provided.

Council Member Hansen stated that they have enough money to fund their projects without the \$20,000. Mayor Winn stated that they would still provide the projects and clubs in Tooele, services would not be cut. Mayor Winn stated that she doesn't think they have touched the market in Tooele City for fundraising. She has offered her services to do fundraising if the Boys and Girls Club, if they so chose.

Chairman Wardle stated that it has been stated that they wouldn't cut services, if the City could put \$20,000 in the pool, what greater services can be provided. This is a high risk community and with the economic times it is beneficial to have the resources. Over the next couple years, the payment could be phased out with fundraisers.

Council Member Graf asked for clarification on how the account numbers change with the certified tax, new salary numbers, and Boys and Girls Club donations.

Council Member Hansen stated that he was unsure if the \$20,000 should be budgeted if the Boys and Girls Club does not need it. Mayor Winn stated that the payment is done in March, so that could be addressed prior to paying the budgeted amount and an adjustment could always be made.

Council Member Graf asked about the tax rate and stated he needed more guidance. Ms. Wimmer stated that there was an increase in 2018. The proposed rate would have dropped in 2019, but the Council did not approve the entire amount, so the tax rate dropped a little. During this budget, because the City did not go through truth and taxation, in order to keep the same revenue, the rate went down as the valuations went up to keep the tax revenue the same. Chairman Wardle stated that in January there can be a discussion about the tax rate.

Council Member Graf stated he was okay with the proposal. Council Member Gochis asked about the certified tax rate and how it affects residents. What is the impact to the residents with

the proposed certified tax rate? Ms. Wimmer stated that there should be a decrease if the property values stayed the same. If the property values increased, their tax would go up. The rate is lower the tax amount should go down.

Council Member Gochis stated that she is in favor of the proposal. Chairman Wardle stated that there is a \$3,000 balance and recommends that be kept in the grant writer position for a consultant update during the year. Mayor stated that the \$3,000 can go in professional and technical.

Council Member Hansen, Council Member Brady, and Chairman Wardle stated they are good with the proposal.

Council Member Gochis asked about the celebrations/Council line item for \$2,000. Ms. Wimmer stated that is parade candy.

Council Member Gochis asked if there is any money for overtime, if the homecoming parade takes place? Chairman Wardle stated that they will not know the status of the parade until August.

4131 – Administration Budget

No Questions

4132 – Communities that Care

Chairman Wardle asked about the neighborhood program that is new. Mayor Winn stated that it extends more than a neighborhood watch. It is a program to encourage neighbors to get to know each other, keep the neighborhoods clean, and some money was put in there to get the program started.

4136 – Information Systems

Council Member Gochis asked about the decrease in office furniture and equipment? Mayor Winn stated that was taken out due to covid cuts, but the City needs another server. Ms. Pitt stated that it is something they would like to buy, but next year it will have to purchased.

4141 - Finance

No questions

4145 – Attorney

Council Member Gochis asked about the P.I.M.S Annual assessment and why is it not needed this year? Mayor Winn stated that this is a program that is used by attorneys throughout the state. The City used to pay for the service, but it is now paid for it by the state.

4150 – Non departmental

Council Member Graf asked about the public defender fees being constant. Ms. Wimmer stated that the public defenders are on a monthly contract so the payment is the same regardless of what work they do. The contract has not been increased lately. Chairman Wardle stated that he thinks the last rate change was two years ago.

Council Member Gochis asked if there needed to be funding for covid prevention in the budget? Ms. Wimmer stated that the line item is to track the covid expenditures, but they should be reimbursed through the CARES Act. The other day, the City got a figure for the CARES reimbursement. There are three tranches of reimbursement. Tooele City's allocation is \$1,064,249 for the first tranche. The money is pretty strict on what can be spent, but it looks like it can be spent on salaries for public safety, masks, and time on covid measures, sneeze guards. It will come as the PTIF. The City should not need funding because the money can be used for salary. All the guidance is coming from the United States Treasury, but that could change as to the guidelines mature.

Council Member Gochis asked about the emergency preparedness line item? Ms. Wimmer stated that was cut as part of the covid cuts. Council Member Gochis asked if there was a need for it? Ms. Wimmer stated that Mr. Bosler has a list of what that was going to cover, but during discussion it was decided that those items could wait another year. Mr. Bolser stated there were things already done this year for emergency preparedness, such as progress on the 72 hour City Hall emergency kit. The budget included other items for security purposes, one being a system for a button to close all suite doors, creating an office store front in the office suites, and exit windows or doors from the back side of suites.

Council Member Gochis, asked if the City can function without that? Mr. Bolser stated that the City can function without it, but it something that would help with safety, particularly the secondary safety route. The doors and windows were funded in the current budget, but it hasn't worked out. Chairman Wardle asked if that is rolling over to the 2020/2021 budget? Mr. Bolser stated that all that has not been done to date, would be put on hold. Mayor Winn stated that the security cameras have been put in have been used and appreciated.

Chairman Wardle put some figures on the board about the estimates for the security additions. Council Member Gochis asked about the money for the Fourth of July float, could that roll into the next year. Mayor Winn stated that the line item is not just for the float. It is also for Fourth of July activities, the float is paid for, for 2020. Ms. Wimmer stated that there is a very specific

list and some of the fees are paid in June and some are paid in the next fiscal year. The cost savings depended on which fiscal year the costs fall into.

Chairman Wardle asked about the increase in the independent auditor for \$15,000. Ms. Wimmer stated that there will need to be a single audit due to the CARES Act funding and grant funding for the police department. Chairman Wardle stated that the last contract was for \$51,000 and the increase shouldn't be over 10%. If the budget was \$58,000 for the audit and the extra money could go towards the emergency preparedness. If there was a one time drop for the Fourth of July celebrations from \$26,000 to \$20,000 and recoup \$6,000 to add to the emergency preparedness which is close to the estimate for the locks. Council Member Gochis stated that she didn't want to take away money from the Fourth of July celebrations if there are a lot of set amounts due to the complexity of the event. She stated the funds are not just fireworks. Mayor Winn stated that this year the fireworks have to come out of the General Fund because the only way for the Arts Council to pay for the fireworks, it has to be associated with a concert or music or art. Council Member Gochis asked if the Arts Council budget will be adjusted with the decrease in cost of the fireworks. Mayor Winn stated that the budget does not include that, an invoice is used to transfer the money from the City to the Arts Council after the event.

Mayor Winn stated that the independent audit should be lowered to \$58,000. Chairman Wardle asked if the emergency preparedness items are a priority? Mayor Winn stated the City does not need both windows and doors for emergency exits, one or the other should be enough and windows would probably be sufficient. Mr. Bolser stated the store front is more than the sneeze guards. Chairman Wardle asked what is the most important. Council Member Gochis asked if the store front could be considered covid remodeling costs. Mayor Winn stated the windows could be \$7,000. Chairman Wardle asked again what is the greatest priority. Mayor Winn and Mr. Bolser stated the doors and windows. Council Member Gochis asked if equipment to break windows and chain ladders would work? Mr. Bolser stated that the windows in City Hall on the main floor are a different style, which would be difficult to break through.

Chairman Wardle asked how much would be needed for the doors and windows? Mayor Winn stated this is a fire issue. Chairman Wardle asked if it was \$30,000, but \$35,000 is too much. Mr. Bolser stated he thought so.

Council Member Graf stated he felt that employee programs should be bumped up to create morale with the increase in the department head salaries. Mayor Winn bumped the amount back to 2400 for employee incentives.

Chairman Wardle asked if the Council was in agreement, all Council Members stated yes.

4160 – General Government Buildings  
No questions

#### 4170 – Elections

Council Member Graf asked about elections for the municipal election in 2021. Chairman Wardle stated that will have to be funded in 2021. Mayor Winn stated that will be in 2022 budget.

#### 4211 – Police Department

Chairman Wardle stated that he thinks the police cars are fully funded for the first time in several years. Council Member Hansen asked about the dispatch amount and if that was contracted? Chairman Wardle stated that is the contracted amount.

Chairman Wardle stated the police cars should stay the same.

Council Member Gochis asked about travel and training for cadets? Ms. Wimmer stated it is for the explorers. Chief Kirby stated that the explorers are not funded at a very high level. There was limited discussion between Ms. Wimmer and Chief Kirby to determine that the line item is for cadet training, not explorers. Council Member Gochis asked if that line needs to be funded. Chief Kirby stated yes, it needs to be funded. Chief Kirby stated that it has been funded in the past with other line items and this will be adjusted accordingly and used as tracking line item.

Council Member Graf asked if the citizens academy will still be operational. Chief Kirby stated that may not happen because it happens in the summer.

Chairman Wardle asked about the money that was put in the prior budget for equipment and what line item holds the funds? Ms. Wimmer stated police cars. Chairman Wardle asked if the line item for the \$32,750 needs to be recreated for the funds that were funded by the prior Council for the equipment updates? Ms. Wimmer stated that the fund for police cars includes the purchase of five vehicles and includes the \$32,750. Chairman Wardle stated that when there are discussions about equipment replacement program, it is built into the fund currently.

#### 4222 – Fire Department

Chairman Wardle asked about line item 610 miscellaneous equipment and 741 machinery and equipment, what is the money used for in those? Ms. Wimmer stated that there was not a specific list. Misc equipment is bunker gear and 740 is a prior budget item that has been carried forward. A lot of their funding is moving around for new equipment. Chairman Wardle stated that they need radios. Mayor Winn stated that the radios were purchased in the current year, except the ones for the trucks. Ms. Wimmer stated that they have spent \$14,592 in the current year for line item 741. Mayor Winn stated she has some PO's waiting to be paid because money needs to come in from tax receipts. Mayor Winn stated that they try to help the departments

understand that just because the money is in the budget, doesn't mean the money is receipted. Being at the end of the year they are trying to be careful with the money.

4253 - Animal Control

No questions

4411 – Streets

Council Member Gochis asked about the reduction in overtime for the streets department? Ms. Wimmer stated that the decrease was made due to the covid cuts. Mr. Evans stated with the four new trucks there will be drivers, so they are hoping there will not be overtime. Chairman Wardle asked about the overtime and will it be okay? Mr. Evans stated that he felt it was sustainable.

Council Member Hansen asked about the sidewalk repairs? Mr. Evans stated that there is no increase budgeted in the year. The City is doing a sidewalk study. There have been three scouts that have done some sidewalk studies and the City is in bad shape for sidewalks. Chairman Wardle asked about the \$60,000 and how is it determined what is replaced. Mr. Evans stated that Precision Concrete Cutting did a small study and did five miles for free. They did a review of the five miles of sidewalks and showed a panel by panel of the sidewalks. The same thing was done with the scouts to show the damaged panels. If damage is  $\frac{3}{4}$  to  $\frac{1}{2}$  inch is a grinder can take care of them. Other offsets need to be taken out. If there is a tree next to it, the tree either has to be taken out or the roots have to be taken out. Mr. Evans stated they did a sidewalk replacement in front of the church on Utah Avenue. There were three injured people. That was \$11,000, but no claims were made. There was one claim in the prior year for a missing brick on Vine. That was repaired quickly and the claim only asked for the medical bills.

Council Member Brady asked if the hope is to keep increasing that? Mayor Winn stated yes. Council Member Gochis asked if there is federal funding for sidewalks? Mr. Evans stated that he hadn't looked into it. Council Member Gochis stated that Grantsville has a sidewalk project with grant money. Mayor Winn stated that grant money is approved by the health department for a small section of sidewalk. Mr. Bolser stated that he thinks it is funded in 2022. Mayor Winn this is a section of 7<sup>th</sup> street and near the Edgemont area for a sidewalk for the kids. What is difficult when federal money is received, employees must be paid with Bacon Davis wages. Often it is cheaper to do the project without the funding if it is a match situations due to the wages. Mr. Bolser stated the previously mentioned project is approved for two years in 2022. It is a couple of chunks between Smelter Road and Vine Street.

4440 – Shops

No questions

4450 – Public Works

Council Member Brady stated that he would like to see a vehicle replacement fund in this fund. Ms. Wimmer stated that the funding is in the enterprise funds.

4510 – Parks and Recreation

Council Member Hansen asked about the having volunteer groups helping with weed abatement. Mayor Winn stated there are liability issues with equipment.

Council Member Gochis asked what temporary employees are budgeted out of the program. Mr. Cook stated that is the summer recreation employees.

Council Member Brady asked about park security, is better to put in a camera, then clean up graffiti. Mr. Cook stated that from here on out, there needs to be security cameras built into the plans for parks and pavilions.

Chairman Wardle asked about graffiti removal, there is a lot of graffiti and is a \$1,000 enough. In 2009 the Council threw about \$10,000 to get it cleaned up. Studies have noted that if it is cleaned up within 24 hours the likelihood of it continuing decreases. Mayor Winn stated that the youth court is cleaning graffiti with adult supervision. They are cleaning graffiti and painting. Council Member Gochis asked if we fund paint and cleaner for that? Mr. Cook stated that paint is funded. Chairman stated that unless there is action, he is worried it will get worse. How do we deal with this? Chief Kirby stated that there are cycles with graffiti. The department has a detective that is assigned full time with graffiti if there are not other pressing cases. There are cycles and its usually just a small group of participants. He agrees that it needs to be planned for. More can be done with security cameras. Mr. Cook stated that the parks department bought a pressure washer to clean the graffiti within 24 hours. They have to be notified of the graffiti. That is the plan right now. Chairman Wardle asked if it was funded more, could more action be taken. Settlement Canyon is horrible. Chief Kirby stated that there is \$5,000 for an employee and that money could be used for graffiti removal. Chairman Wardle stated that code enforcement used to be used.

Mr. Cook stated that it needs to be a priority. The department tries to take it off as quickly as they can. Council Member Hansen asked if there needs to be more money? Mr. Cook stated he didn't know, yes money would help, but not sure without a plan. Mayor Winn stated that at the last money this was discussed, because there used to be a program for incentivizing reporting of graffiti. Currently there is a several month old file of a report, but no money to take care of it. Mayor Winn stated the more money will do nothing if a program isn't in place. Chairman Wardle recommended \$3,500 towards graffiti and there is one building that keeps getting tagged at the pump house. Settlement Canyon is really bad. Chief Kirby stated city property should be cleaned next day. Mr. Cook stated as long as they are notified, it is cleaned.

Mr. Evans stated that the pump houses mentioned will be torn down.

Mayor Winn stated that the proposal is to add \$3,500 to the graffiti abatement.

4562 –Aquatic Center

Council Member Gochis stated that it looks really good with the paint upgrades.

4564 – Railroad Museum

No Questions

4565 - Golf Course

Chairman Wardle asked if there was an update on what it would cost to cover the parking? Mr. Cook stated that the contractor is working on it. The rough in estimate about \$200,000.

Chairman Wardle asked if that amount would be saved on the lease, if we cover them? Mr. Cook stated it probably could. Chairman Wardle asked if that could be paid for out of PAR tax. Mr. Cook said it can.

Council Member Gochis asked about the junior golf program. Ms. Wimmer stated the funds are in the 70 fund as funds are held in trust until a budget amendment puts them in the expense fund.

4580 - Library

Council Hansen asked about the covid cuts, with the CARES Act money, can we put money back in. Ms. Wimmer stated that the covid cuts relate to estimates of a reduction in sales tax revenue. That is separate from the covid costs.

4590 - Cemetery

Chairman Wardle stated that it looks amazing.

4620 - Community Development

No Questions

21 - Par Tax – projects

Chairman Wardle asked about the three golf course projects. Mr. Cook stated laterals have been put in for a bathroom on the back nine. The golf course deck replacement needs to have the

surface replaced. It is about \$55,000. The golf course pond repair is replacing the membrane so that the algae doesn't grow. The Dow James is in disparate need of a remodel. It wouldn't be a full prep kitchen to hold food and upgrade the power. Currently it is a 200 service. When there is an event there has to be more power which is done by the electrician.

Chairman Wardle asked about playground equipment. Mr. Cook stated the planned equipment was the work on England Acres. Chairman Wardle stated that the one at Rancho is hammered; how much would it cost? Mr. Cook stated about \$75,000. Chairman Wardle asked what the PAR Tax balance would be after England Acres and the mentioned projects. Mr. Cook stated England Acres is planned to use impact fees. Ms. Wimmer stated there should be approximately \$1,000,000. Council Member Gochis asked if they will get the transient room tax. Ms. Wimmer stated that is dependent on revenues. Mayor Winn stated the proposal for the funds for use of the transient room tax, was half of the pickleball courts and half of the lights. That committee is not looking favorably. The discussion for the amount of money for the project and the actual revenues from tourists was discussed and the Board hasn't seen the revenue from the pickleball courts. Ms. Wimmer stated the transient room tax has taken a huge hit. Chairman Wardle recommended to replace some of the park equipment. Mr. Cook stated he will get bids for Settlers and Rancho. Chairman Wardle recommended \$75,000 this year and next year.

The Council took a short recess. Council Member Brady left the meeting to go to work.

The meeting reconvened at 7:00pm.

#### 40 Park Impact Fees –

Chairman Wardle stated that the proposal for England Acres is \$1,200,000 and \$125,000 just for the WigWam project. Chairman Wardle asked if that is just for bathrooms? Mr. Cook stated that it is for a bathroom and pavilion. Chairman Wardle asked about the O&M on that bathroom when it is done? Has that been budgeted? Mr. Cook stated no, but it is believed that it is a three time mowing, mow in the beginning, mow in the middle, and mow at the end type situation. Obviously, that needs to be addressed. Chairman Wardle stated that he wondered if there could be a partnership with the County for a Healthy Lifestyle trail right there. If they could assist. Mr. Cook stated that there are some new trail breaks up there.

Council Member Gochis asked if there is an application for the trail grants? Mr. Cook stated the City is developing a trail plan which is needed for the application.

#### 41 Capital Projects Fund

Chairman Wardle stated there was the completion of 400 West. Is there anything else? Mayor Winn stated \$300,000 will be carried over from 400 West. Council Member Gochis asked when the project will be done. Mayor Winn stated October 15. Mr. Cook stated the start is July 6<sup>th</sup>.

#### 51 - Water Fund

Chairman Wardle stated there was \$350,000 for professional and technical what does that do. Mr. Evan stated it pays the City Engineer. Ms. Wimmer stated that he is paid out of the 10 fund. Mr. Evans said sampling and bids not through Paul Hansen and Associates, is taken out of that line item.

Chairman Wardle stated that there was a discussion last week about the secondary water and extending it to Drew's property. Mayor Winn stated that the line does not go to where he said, it is a larger distance. Chairman Wardle asked bringing water from Grantsville water, is it time to start funding that? Mayor Winn stated that there has been a preliminary discussions with Mayor Marshall and they will need to drill a well to provide water to the Romney property. If they put a tank where we think they want to put the tank, it would be very beneficial for Tooele City to partner on that project. Chairman Wardle asked if the City can get water out there. Mayor Winn stated the integrity of the line needs to be checked out to Deseret Peak. Mr. Evans stated that the water plant well has not turned out the best results. Mayor Winn stated there has also been a discussion with Stansbury Park, if they have an excess. Mr. Evans stated that there needs to be a closed session to discuss strategies for water. Chairman Wardle asked when that can be scheduled, maybe July. Mr. Evans stated that the water master plan won't be ready, but the details can be gone over with Council Members about the Tooele County water study that was done and how the City piggybacked off that study. Ms. Pitt asked how that discussion would fall far closed session. Chairman Wardle stated property acquisition and contract.

#### 52 – Sewer Fund

Chairman Wardle asked if this is enough considering the problems with the sewer plant. Realistically how much is needed. Mr. Evans stated one of the things that needs to be done is repair the socks that supply bugs and oxygen to the water. The City has lost the oxygen and the ditch stinks. Currently there are bids out on the socks in the ditch and sludge tank. One of the things that is being looked into are the three bridge filters at the plant. That technology is at max capacity. The City can put a cloth filter into the system. The bid is \$650,000. That is the start of what needs to be upkept at the plant. There are people coming in on the 20<sup>th</sup> to repair two bays. A serious number is a little less than \$2 million. Chairman Wardle asked how long an upgrade would take? Mr. Evans stated with the cloth filters there is an increase in capacity up to 12 million gallons. He recommends that the bid not be brought to the Council until the water and sewer study comes back and after the impact fees. Currently impact fees only assist sewer lines. Chairman Wardle stated that there was a \$500,000 payment on the bonds that were retired last year. That is not being paid anymore. Chairman Wardle stated that there is just over \$3 million

in the fund balance, he recommended that the \$500,000 that would have been made in the bond payment be used and then put another million out of the fund balance to pay for the improvements. The concern is if this goes down, we are in trouble. Council Member Gochis asked about the capacity and if the city is at the required capacity to expand? Mr. Evans stated that at 70% the City has to start expanding the plant. It takes about three years to expand. It has been talked about that the home builders that are in the city will out build the plant. Mayor Winn stated that the study will tell the Council how quickly this needs to be upgraded. Chairman Wardle stated that the \$1.5 million gets the plant repaired. Mr. Evans stated repairing pumps, motors, socks, changing the sand filtration out to cloth filtration, and getting new UV bulbs; it is stuff that needs to be updated to get the plant running smoothly.

Chairman Wardle asked the Council if they were okay with the recommendation.

Council Members Graf, Hansen and Gochis agreed to the recommendation.

Chairman Wardle stated that this went for years without O&M and one of the reasons this is in this process is that Council kept putting it off, so what has to be done to have a realistic budget in the future. Fifteen years ago, the Council found out that the sewer was at capacity and the bonding on that was stressful. Mr. Evans stated that there have been four outside consultants to tell the City what is wrong and what needs to be done to improve the plant. One of those consultants in 2014 did an upgrade to the solar drying bed. He came back to do training for the O&M. The plant condition was a break down of supervisory skills and some employee bad habits. This should not go back to this same circumstance. The hiring of the sewer plant supervisor will have leadership skills and run the plant. Chairman Wardle asked if enough has been funded to do the maintenance needed. Mr. Evans stated yes.

#### 53 - Solid Waste

Chairman Wardle stated that there will be an increase in costs in the solid waste fund because the contract with the county.

#### 54 - Storm Water

Chairman Wardle stated that the City is sitting north of \$3 million in storm water, are there projects that need to be done? Mayor Winn stated there is one right now. Storm water has been talked about several times in the ditch that is owned by Settlement Canyon Irrigation to the property behind the mobile home park that burned. Two years ago, the City offered to help pay half of the cost of enclosing the storm drain ditch and the estimated cost was \$175,000 or slightly higher. Just recently, a development is going in there and the developer was able to work with the irrigation company to use area as the storm water drain system for the development. That developer is putting in the storm drain line through the subdivision. There is one section that is left and goes behind the twin homes over to 900 West. The contractor was asked how much it

would cost to finish the line and it was just over \$121,000. Mayor Winn asked if the Settlement Canyon Irrigation could cover the costs and board stated that they do not have the money to do it, but they also said that because Tooele City does use it for other storm water developments it could be done by Tooele City. Mayor Winn offered to complete it with the approval of the Council. Mayor Winn stated that this is less than two years ago and a reduction in price and the it would be beneficial to get it done while the contractor is there. Council Member Hansen stated that the contractor told him that once he leaves the price will go up.

Mayor Winn stated that they have worked with Settlement Canyon Irrigation before and them making a deal for the contractor to take over the project was a great thing to be worked out. She recommended to finish the project.

The Council voted to move ahead with the project. Chairman Wardle asked if the developer was finishing the part of the road. Mr. Bolser stated he is in the process of platting that. Mr. Cook asked about the storm box at 500 East. Mayor Winn stated the culvert over 7<sup>th</sup> street. Mr. Cook stated that with the PAR project and England Acres, it needs to be addressed. Chairman Wardle asked how much that was? Mr. Evans stated \$110,000 for the box culvert.

Chairman Wardle stated the money needs to be spent or decrease the revenues due to the high fund balance in the storm water fund. Chairman Wardle stated that a whole bunch of storm water detention pond areas have been taken over by the City, can the maintenance, landscaping, fencing be funded out of this? Mr. Evans stated it could be funded out of this. Mayor Winn stated they will put a plan together. Chairman Wardle stated it would be different than the parks department but there are a couple of them that just look bad. If it could be landscaped, it should be able to come out of this fund.

Chairman Wardle stated that there were two ideas, the 10 fund is getting to the threshold, instead of taking the full \$500,000 for the police station, that we put \$250,000 back into the City Council fund and take \$250,000 out of the General Fund to bridge that. Chairman Wardle recommended that the Council spend \$50,000 on the auto locks and the safety exits. These are safety issues and it needs to get done.

Mayor Winn stated that they will have to have some help to fix the issue Mr. Bolser stated that he found the bid and if the three upstairs suites, four doors plus the bridge and two exterior doors out of parks and finance, those doors and the bridge would be just under \$27,000 and with auto locks is a very rough estimate. Chairman Wardle stated the funding could be \$60,000 and the Council could revisit if needed. The bottom line is there have been two major events that were not expected the earthquake and covid and the Council needs to take the message to be prepared.

The Council members voted to budget the \$60,000.

#### **4. Adjourn**

**Chairman Wardle adjourned the meeting at 7:28pm.**

The meeting adjourned at 7:28 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 1st day of July, 2020

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Scott Wardle, Tooele City Council Chair