

**Tooele City Council & Redevelopment Agency of Tooele City  
Work Session Meeting Minutes**

**Date:** Wednesday, August 5, 2020

**Time:** 5:00 p.m.

**Place:** Tooele City Hall, Council Chambers  
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  
Steve Evans, Public Works Director  
Paul Hansen, City Engineer  
Darwin Cook, Parks Department Director  
Roger Baker, City Attorney  
Shannon Wimmer, Finance Director  
Michelle Pitt, City Recorder  
Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

Chairman Wardle called the meeting to order at 5:05 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. **RDA Items**

Chairman Wardle turned the time over to Chairwoman Gochis for RDA business.

-Potential Loan to America West

Chairwoman Gochis stated that there was a meeting with America West regarding the Broadway Hotel. There was recently a fire and the discussion related to demolition of the building and securing the property. There is additional information needed between Tooele City and American West which leads to future meetings with cost figures to determine actions needed. No vote is needed.

-Sewer Line Replacement on James Way

Chairwoman Gochis turned the time over to the Mayor to discuss the sewer line replacement of James Way.

Mayor Winn stated she was approached by the owners of the Peterson Industrial Depot who are planning to put in eight approximately 15,000 square foot flex space buildings in the Depot. The Peterson Depot owners are asking the RDA to participate in sewer lines in James Way. The buildings would be off of James Way facing Utah Avenue. The estimate for the entire length of sewer line is \$415,000 with the request of tax increment funding to help get the sewer line put in. Mayor Winn stated she had met with the Chair and Vice Chair of the RDA and the participation determined by them, was to offer \$200,000 total for the project. This year would be \$100,000 with the other \$100,000 in next year's budget. The owners are almost ready to submit plans to start building for the first phase, which is two buildings. The value of project has been determined to be between \$38 and \$40 million. Tax revenues from the buildings without occupants will generate approximately \$115,000 per year to Tooele City. She stated that she thinks this is a wonderful investment and believes that the buildings will fill up quickly. It would be in the best interest for the City and the RDA to participate in this project.

Chairwoman Gochis stated she proposed that the RDA allocate the \$200,000 for the sewer line placement in James Way. She opened the floor for a vote.

Board Member Hansen stated it is \$200,000, total. Chairwoman Gochis stated that the vote would only be for the first \$100,000. Mayor Winn stated the City needed direction on the total RDA funding, as the funding determines how much of the project the Peterson Depot will complete.

Board Member Wardle stated that in the past there has been a participation agreement. Will there be a participation agreement for the increments? There sounds like there is an informal agreement on what the tax increment would be. In the participation agreement, in the event something doesn't take place, the City can get the money back. Mayor Winn stated a participation agreement is an option. Board Member Wardle stated that has been the procedure

in the past. He suggested a grant with the money instead, when the building is built and occupied then a portion of the money could be given. He stated with a participation agreement, he isn't opposed to \$400,000 and with each building built and occupied the RDA could forgive \$50,000.

Board Member Hansen stated there would be a grant of the money and they get the \$100,000, but they don't pay it back if they perform. They would have to pay it back if they don't build the buildings. Board Member Wardle state yes, after so many years. He stated he doesn't recall doing an agreement with buildings that are sitting and doesn't have companies yet, but he liked the idea. In the participation agreement it could be over a 10-year period for every building occupied the RDA would forgive \$50,000 and at the 10-year mark there would have to be a payback at a certain interest rate.

There was a brief discussion of the valuations of the buildings and property taxes.

Mr. Roger Baker, City Attorney added that the Tax Increment Financing Agreement is an agreement most commonly used as incentive to attract a company to come. After the company has come, invested, and hired the people, then post performance there is a pay back to the company of a portion of the tax increment to reward them for following through with their obligations. When it comes to extending City infrastructure to this depot area, the most common practice has been to look at the RDA fund balance, in addition to the enterprise fund balances, and to make a policy decision to invest in the City's infrastructure in that area. In those instances, there have not been agreements with businesses because it is the general purpose of the RDA to invest RDA tax revenues into the RDA area. If it is simply the City wanting to improve the infrastructure out there, then there just needs to be a budget identified for the project and no participation agreement is needed. Board Member Wardle stated that the policy with that has always been there is infrastructure in place and the City is repairing or upgrading, never adding. This would be an additional part of the infrastructure. The City has always had the developer pay for these costs and reimbursed on the back end. It is a reverse idea. We are going to front it, the infrastructure costs. The City will pay for it and after 10 years the buildings are not all done and occupied, then there needs to be some amount paid back. It is a great incentive.

Mr. Baker stated there are two options, the post performance and the grant or owner relief option, but his purpose was just to identify that over the 25 years the City has repaired and extended infrastructure. Board Member Hansen asked about the Cabela's building and its infrastructure. Mr. Baker stated there was a tax increment participation agreement. Board Member Wardle stated that it was post performance agreement.

Ms. Wimmer stated the difference of this action is they are strictly asking for the City's participation in the sewer line. The sewer lines will belong to the City. They are willing to pay for part of the infrastructure and asking for participation for \$200,000. Technically the City could pay for the whole thing. With the building there is \$115,000 in property taxes. The City

will own the sewer line. Board Member Wardle stated that is only at build out. The policy has been that developers pay and turn it over to the City. The City doesn't do that for houses, buildings, or jobs, unless there is a participation agreement. Mr. Baker added that RDA is the exception to City general rule. Board Member Wardle stated that he could not think of one bit of infrastructure that the City put in without a participation agreement. Ms. Wimmer stated that there were some infrastructure upgrades.

Board Member Brady stated that the participation agreement could say \$100,000 after four buildings and another \$100,000 after the final four buildings. They are getting the money as they build the buildings.

Board Member Wardle stated that building four buildings in a market is great, but eight is better. Risking more money is a higher incentive. Board Member Graf stated done they need the sewer lines to open any buildings. He stated he can see the advantage of the incentive, but the concern if it is an upfront cost to them, then they need the money upfront.

Board Member Hansen stated that it is our sewer, so we should help fund it.

Board Member Wardle stated that this is a start departure from our policy. The City has not funded infrastructure without guarantees of jobs or an investment of the building. Mayor Winn stated that RDA's are created so that the tax increment that is generated by an area, can be put back into the specific area or another area that will aide that area to redevelop. The money is supposed to be used to help bring more money here. There are many more projects that we would never be able to fund. By putting the sewer line into James Way, a public road, the plan is to put the sewer line into the whole length of the road. These buildings are just a portion of that and the other section that the Peterson's would be paying for, is adjacent to other property that can be developed. With their participation, even more business may be able to be brought. Requests to the City through RFI's are primarily for buildings and if there were buildings ready to be used, many more RFI's would be met. Board Member Wardle stated he is not disagreeing, but they have never done this as a policy measure. This is new infrastructure and it has always been the developer fronting the costs, with payment post performance. This is a change in policy. If that is done, there is only one or two years left with the money as there is no agreement in place to continue the RDA. The RDA needs to be accountable for any money fronted. Giving them the money without being accountable is not a safe policy. Mayor Winn stated that she supported having a participation agreement put into place. It can be post or pre performance, there has to be an agreement, the City doesn't just hand over money. The Board can put together whatever stipulations the Board agrees too.

Board Member Wardle stated there are many details that haven't been worked out. It was presented to the RDA as a participation, but the RDA is fronting it. Mayor Winn stated there is \$100,000 for Depot projects specifically. The RDA area will end, without an extension. The

\$200,000 that is available and will not touch the fund balance. The offer was \$100,000 out of this year's budget and then commit \$100,000 to next years budget. This is a discussion. Board Member Graf asked could there be a discussion in the future of the partnership that the City has with the Peterson Depot. This appears to be leaning towards a partnership.

Chairwoman Gochis thanked the staff for their comments and stated that she thinks the Peterson agreement has been long standing and what they are going to contribute to the City, these building will be in addition too to the west corridor. This could be put on the next agenda.

Board Member Brady stated that he was making a proposal that the RDA commit the \$200,000 contingent to them building the eight buildings. Half could be given when the four buildings are done and the other half when the last four buildings are complete. Board Member Wardle seconded and tweaked the proposal by saying the RDA front it as a grant loan and if the buildings are not built in 10 years, they pay back half of it, or if some of the buildings are built it is a percentage pay back. They have to have money up front. Mayor Winn stated that they do not need the money up front. They asked for participation and will move forward, if the City participates, they can put in more sewer line.

Board Member Wardle stated that he liked the proposal, and asked Board Member Hansen and Chairwoman Gochis to sit down with administration and bring an agreement back. Chairwoman Gochis stated that they are only asking for phase one, so she didn't know that all the buildings needed to be included. Mayor Winn stated they are not asking for phase one, they are just building phase one.

Board Member Wardle asked what is Peterson Depot asking for? Mayor Winn stated they have not asked for anything specific. The City has been asked for participation in the sewer line. In meeting with the RDA Chairwoman and Vice Chairman they decided that \$200,000 was fair and the money would be made back. It is the Board gets to decide if they would like to participate.

Mr. Darwin Cook, Parks Director stated couldn't the vote tonight just be to participate. Board Member Wardle stated that he objects to that. The deal needs to be done, the framework has never been, let's do it and figure out the details.

Board Member Brady stated that if they need the money up front, then it needs to come back to the RDA and it can be discussed. The RDA will give the money once the buildings are complete. Chairwoman Gochis stated that is all eight buildings and the intent right now is phase one. Phase two may come online when there is a determination on if they are successful. Board Member Wardle stated that doesn't matter because they are doing the whole sewer line at once. Mayor Winn stated they did not know if there was phases on the sewer line. Board Member Brady stated that he is comfortable with the \$200,000 and is money well spent. He stands by his proposal. Chairwoman Gochis stated that she stands by the \$200,000 but it needs to be

preproduction and not post because we don't know for sure what the timeline is and what the economy will bring.

Board Member Hansen stated it is a really a mute discussion because the two proposals are the same. Chairwoman Gochis stated that she wanted to make a second proposal an allow for the participation to be on the front end and the pre participation allowing them to go ahead with their project. The sewer line will be the City's sewer line. Board Member Brady stated that they don't have to build any infrastructure with that proposal. We are building a sewer line regardless on if they build. Chairwoman Gochis stated the money is with the proposal to complete phase one. This sewer is required for them to move forward.

Board Member Graf seconded the proposal.

Board Member Wardle stated there are two proposals and called for a question.

Chairwoman Gochis called for a vote on the proposal by Board Member Brady who proposed that \$100,000 is given to Peterson Depot after four buildings were completed and the second \$100,000 will be given at the completion of the eight buildings. Seconded by Board Member Wardle. The vote was as follows; Board Member Hansen, "Nay," Board Member Graf, "Nay," Board Member Wardle, "Aye," Board Member Brady, "Aye," Chairwoman, Gochis, "Nay." The motion does not pass.

Chairwoman Gochis stated that the second proposal is to fund the \$200,000 with a participation agreement in the preconstruction, allowing the project to go ahead with phase one. Board Member Graf has seconded the proposal. The voting was as follows; Board Member Brady, "Nay," Board Member Wardle stated that he was deeply troubled that we have not had a policy discussion about this and are changing 15 to 20 years of policy today. We don't have a participation agreement or anything that we have used in the past to govern this money. This is troubling that as a Board, we are walking down this road. We will be going to a school district and we will tell them that the money will be taken care of, yet there are no guarantees with this money.

Board Member Wardle voted "Nay"

Board Member Graf, "Aye"

Board Member Hansen, stated he needed to ask a question. In the proposal by Chairwoman Gochis, there was a statement about a participation agreement. Chairwoman Gochis stated yes. Board Member Wardle stated that there is no payback. Board Member Hansen stated that it is open ended; we are voting to have a participation agreement. That is what he is voting for a participation agreement with the prepayment for phase one. Not to give them the money, but with a participation agreement.

Board Member Wardle stated that he suggested the item be tabled until things could be worked out.

Board Member Wardle called to question for the tabling of the vote.

There was a brief discussion about how to vote and when voting could happen.

Board Member Wardle made the following statement; the RDA Board is walking into an idea and it is complete chaos. That is the concern. There is an idea and we are spending \$200,000 on an idea that overturns 20 years of precedence. That bothers him and we are going back and forth. This is an important vote. He stated that it should not be entered into haphazardly and that is the concern. It is a great idea, but has not been vetted. He stated he is hearing there has been an email and couple of discussion, the Board is getting this for the first time and asked to vote. This is what gets us in trouble. The vote can be finished, but this is troubling in the way it has been handled.

Board Member Hansen stated that if he doesn't vote, then it ends two to two, the item dies and it can be reviewed another time. It would be the same of tabling it. Board Member Graf stated that he thought the Chairwoman has the ability to bring anything back for another vote. Board Member Wardle stated the vote needed to be finished.

Mr. Baker stated the matter began as an informal item in the RDA discussion meeting. The Board is entitled to make motions and vote on them because they are on the agenda. Neither motion was styled as a motion and both motions were styled as proposals and asked for seconds and votes. That is somewhat irregular, but it is easy to consider a proposal to be a motion. Once the motion is made and seconded, there is to be a vote, without additional debate. Debate was to have ended once the motion was made. If the item is tabled it can be brought back. If there is an abstention or vote against it, it can be brought back on a future agenda. It can be voted on again at that time. Neither proposal or motion has included the details of the participation agreement. That would be discussed between the executive director and Peterson's. An agreement would be prepared with the general terms that are approved and bring it back to the RDA for formal approval as a resolution by the RDA board.

Chairwoman Gochis stated that in her proposal, she stated there would be a participation agreement, does that satisfy that requirement, that there can be a resolution at a later date. Mr. Baker stated that if the vote was to be approved this evening, he would interpret that as instructions to prepare a participation agreement and bring it back to the RDA for consideration.

Board Member Wardle stated that we are doing everything backwards. When it is said that this is chaos, it has gone against the business practices in the past. A participation agreement is given to the Board or Council, previous to a discussion. We don't flush out the details during. We

may change some of those details and debate those details, but it has never been flushed out in a meeting. There was a formal proposal before it came to us. What we are doing right now is debating the merits to be put in the formal proposal, even before we start. He stated he is troubled and asked if this is the direction we are going to go as a Board or does there need to be a policy in place to bring some kind of organization on how we deal with businesses when the City is asked for an incentive. That is not what we are doing right now. There is an incentive policy that is given if they create this amount of jobs, we have never dealt with this before in this manner. This was an informal discussion that turned very formal once there was a proposal.

Board Member Graf asked if there was anything that needed to be cured since the votes are on proposals rather than motions. Mr. Baker stated he did not believe so. That was brought up to indicate at times during this discussion, it has been a challenge to understand if it was an informal attempt to arrive at a consensus or a formal attempt to make a policy.

Chairwoman Gochis completed the vote. Board Member Hansen voted “Nay,” The motion does not pass. It will be brought back with further information for the Board.

Chairwoman Gochis turned the meeting back over the Chairman Wardle for the conclusion of the City Council Work Session.

#### **4. Mayor's Report**

Mayor Winn stated that the old sewer demolition is complete. The plant was abandoned 20 years ago and has been a liability to the City. The hope is someday to turn that area into a park.

Mayor Winn stated that with the covid issue, the sales tax for March it was up a little bit. The month of April also increased slightly. May is also up. The Utah League of Cities and Towns have reminded the Cities that there were stimulus checks and unemployment through the CARES Act that may decrease as the situation continues.

Mayor Winn stated there is currently a movie being filmed within the City limits, including using portions of City Hall. The City is participating in ways that they can. It will be a family-oriented film, called Crazy Grandpa. Tooele City is the location of filming, but also will be used as the City name within the film.

Mayor Winn stated that the RDA has a great relationship with EDC Utah. This is a company that works with businesses to find locations through RFI's. They have a Board of Trustees and the Mayor has been invited and will be appointed to that Board. There will be a zoom meeting in September. It will be a great opportunity to have a direct relationship with EDC Utah.

Mayor Winn stated that she wanted to thank individuals within the city. Some neighbors have begun to clean up their neighborhoods. There is a group organized by Gene Buell, that has been

cleaning up areas on Thursday nights. Other neighbors worked on 520 East north of 1000 North on Monday night. The neighbors are helping each other and it is catching on. The City will put together a project once a month to clean up.

##### **5. City Council Members' Report**

Council Member Hansen stated he appreciated the discussion that happened during the RDA portion of the meeting. It is important to have those type of discussions. He stated that he has inquired about putting buffalo statutes around town. He has been working with a nonprofit to get the program started and having business sponsor the statutes. Council Member Brady stated he was in support as long as they were maintained. Chairman Wardle stated he thought they should partner with the Art's Council. Council Member Gochis stated she sits on the Art's Council and invited him to attend. Council Member Hansen stated that there is half a dozen business who have voiced participation.

Council Member Graf stated that he attended a webinar by the Orrin Hatch Center on race and civility in America. It was very informative. He had a chance to participate in a discussion with Council Member Brady on the CARES Act funding. He also attended the Royal Auto ribbon cutting.

Council Member Brady stated she attended the meeting on the CARES act funding meeting. He is on the North Tooele City Special Service District and Chairman Hammer, Marissa Manzione met with the Chairman Wardle and the Mayor Winn about the issues with the District. There will be a discussion in the next meeting about one of the issues.

Council Member Gochis stated that she has been working with the 2020 Census and they will be hiring numerators to go door to door. They needed an outdoor site to train the numerators. In partnering with Tooele City, Tooele County, and Grantsville City to rent the Motor Vue to train, finger print, and hire 97 individuals. The extension for the census is going to be September 30, 2020. Tooele City is 2% ahead of the state in reporting.

Council Member Gochis stated she traveled to St George to visit SwitchPoint business that is partnering with Tooele County. They have a thrift store and taking over several services within Tooele. She witnessed the facility and how they intake homeless. She preferred the location of their facility in St George over the proposed location within Tooele, but it was enlightening and impressed with what she saw.

Chairman Wardle stated he received four or five phone calls regarding Coleman Street. In April he started communication with residents on Coleman who were concerned about trucks, and semi's using Coleman Street. There are dump trucks using the road to go to the dump. He asked if there are signs posted for weight limit in that area so that drivers can be ticketed along Coleman. Mayor Winn stated it is posted as a non-truck route. He stated there is housing in the area, but these are other companies. This is a non-truck road. Chief Kirby stated that he didn't

know the company names, but they have found several problems. There have been trucks using it illegally and the officers have been enforcing it. It was also found that there were some truck driving schools that were using that and that problem has been corrected. They had been getting routing through the state that had not been approved through the City. Also, the current ordinance allows for deliveries to be made within the City, but also if you have a business within the City. If the yard is within the City, that is allowed. There are some local companies that are allowed to use Coleman for the purpose of going to the yard. There are more trucks that are allowed to use city streets than originally thought. Mayor Winn stated that the weight limit is posted on the south end of Coleman, more investigation will happen to determine if it is on the north side as well.

#### **6. Council & RDA Administration Discussion**

Chairman Wardle stated he is stepping down as the City Council Chair. He asked if there was any informal action that the Council would like to take prior to the actual meeting and voting. Council Member Graf stated that anyone would be qualified, but he anticipated Council Member Brady as the Chair. Council Member Gochis stated she was going to nominate Ed Hansen for chairman. She has asked him if he would accept that nomination.

Chairman Wardle stated there would be two proposals and would be determined in the following meeting. He stated this night has been frustrating and governments should be frustrating. One thing that he has appreciated is regardless of if there is a write-in opponent for his run at the Tooele County seat, he would have stepped down anyway. He wants the Council to know that the transparency is critical to the citizens. He believes no matter which way this goes, the Council is in good hands and will continue to move the City forward in partnership with the administration.

#### **7. City Council Items**

##### **a. Resolution 2020-66 A Resolution of the Tooele City Council Extending Tooele City's Declaration of Local Emergency Through**

Mayor Winn stated that this will be brought to the Council at the 7:00pm meeting. The Emergency Declaration expires tonight at midnight. This back for extension. The proposal for tonight is to extend the Declaration through the end of the year and one of the reasons for that is the CARES funding can be used through the end of the year. Also, that the Council can terminate the Declaration at any time. Chairman Wardle asked the Council if would like to discuss the item or discuss it in the following meeting. The Council decided to discuss it in the 7:00pm meeting.

##### **b. Extension of the City Council Policy Regarding Multi-Family Rezones**

Chairman Wardle asked the Council if they were okay with reviewing this during the 7:00pm Council meeting. The Council agreed.

**c. Attainable Housing**

Chairman Wardle stated he did not have an update on this item.

**d. CARES Act Funding**

Mayor Winn stated that the City received what they believe the first of three payments for a total of \$3 million. The City currently has \$1 million. They have been trying to work with other entities to determine what those funds could be spent on. Several other local municipalities are giving out grants to business that have suffered. The City has put together a committee, that Council Member Brady and Council Member Graf serve on. There has only been one meeting. Jess Clifford, Director of the Small Business Center and Jared Hamner, Director of the Chamber of Commerce and some Tooele City staff Members.

Mayor Winn stated that as discussion have happening the grants would be between \$1,000 and \$5,000. There will be specific criteria for qualifying. Those are specific things that will be worked out with the committee. The request for the Council is to start with \$100,000 for the grants. The City would like to partner with the Small Business Development Center to provide money to the Custom Fit program. It is a legislative program through the Applied technology Colleges to train. The program pays for 50% to train small businesses and employees to get them ready for the workforce and then the business will offer the other 50%. Right now, with covid, people are changing occupations. There is a need for training and it is covid related. The businesses don't have the 50% and the City was approached to participate with \$50,000. There will be a plan put into place to determine how the businesses will qualify with CARES funds. Mayor Winn stated they wanted a vote and direction on the use and limits on the monies.

Council Member Gochis stated that she had received an email from Linda Clegg appreciating the efforts of Tooele City and possibility of supporting the small businesses with the CARES Act monies. She also stated Mr. Clifford reached out and thanked her for her participation. She stated that she is in support of this and would be willing to take it to a vote. There are small businesses that have been hard hit with the restrictions and we want to do everything that we can to help them to be sustainable within the community.

Council Member Brady stated that he is supportive of the \$100,000 and the additional \$50,000.

Council Member Graf stated that this is a great step forward and he supports \$100,000 for the initial grants and the \$50,000 as well. He is open depending on demand to increase the amounts in the future.

Chairman Wardle asked what the total amount of CARES money the City will receive. Mayor Winn stated it was \$1064,000. The City has been told that there are three tranches and the City received the first tranche. They don't know when or how the next money will be disbursed to the City.

Chairman Wardle stated that the state has the money and has determined the eligibility, but it is up to the state to release those monies.

Council Member Graf stated that in regards to the \$100,000 hopefully there can be another round or two depending on funding.

Council Member Hansen stated that he appreciated the work and thinks it is a great idea. He is a small business owner and the numbers are too low. He shared how his taxidermy business in comparison to prior years sales are \$70,000 less. It is not because he doesn't have the work. It is because people don't want him to finish the work due to lack of funds. He was able to get the PPP funds so that he could pay his employees. He asked how much money the staff was going to use from the funds?

Ms. Wimmer stated there has been some more clarification on using public safety salaries. A lot of the money will be used for reimbursement of salaries. There was discussion in the meeting, about the program they are following the amounts are \$1,000 to \$10,000. The reduction to \$5,000 was to help more businesses. That is up for discussion. Council Member Hansen stated a bigger chunk of the money should go to businesses.

Council Member Hansen stated maybe they could qualify to a second round. Mr. Clifford was invited to speak to the program.

Mr. Clifford stated that this is a starting point and there may be additional funding depending on demand. The money needs to be going to the paces that need it the most. There are some businesses that are hurting more than others. In the overall proposal is a need to relieve pain and also to move the economy again. This is a starting point.

Council Member Hansen stated that he is good with it. Chairman Wardle stated that they will hit payments two and three. This money was intended to help the economy moving. The City has already funded the police department for the year. It would be nice to be reimbursed, but there are businesses that are struggling. He recommended to give \$350,000 to the two programs and being able to give grants up to \$20,000, based upon need. This is what it was intended for.

Mr. Clifford stated that the thresholds were based on total \$100,000 and only ten grants at \$10,000 would not be very effective. The thresholds make more room for more

businesses. He thanked the council for the generosity that is being discussed. He has emailed all Council Members. Chairman Wardle stated when discussing Custom Fit is that enough right now, then give \$200,000 for grants. Mr. Clifford stated that the \$50,000 is regarding training. Custom Fit will meet with \$50,000 for a total of \$100,000. This will be delivered mostly online and at the SCBC they are in negotiations to have trainers teach from across the nation. This will empower businesses to move forward. Custom Fit will go forward with the training without the City, but the City helping would help the businesses. They approached the City to meet the 50%. The Custom Fit 50% is a state mandate and they cannot exceed that. Mr. Clifford stated that if the demand was wild, then they capped the amount for Custom Fit at \$75,000.

Chairman Wardle stated that he recommends \$200,000 with up to another \$100,000 in reserve for grants. With up to \$20,000 per business. Then \$50,000 towards the custom fit and follows closer to the study that was done in April.

Council Member Graf stated that he liked the direction that it was going, but the process should be in place before you open the flood gates. It is better to start small and then get it right.

Chairman Wardle stated that he recommends \$100,000 for up to six weeks and then put \$300,000 in reserve. Each \$100,000 can be released every six weeks based on reports.

Mr. Clifford stated that they needed to work with the Mayor's office to get it started. The monies all have to be spent by December 31,2020. The thresholds may need to be sped up to meet the deadlines. He stated they are amendable to the proposal. They want to be wise with the money and evaluating as they go. Chairman Wardle asked if a Council Member could sit on the committee to select grants. Mayor Winn stated there were already two on the committee. This grant will be administered by the City. The City will administer the grant with the committee.

Mr. Clifford stated that on the training side of the proposal, the City will be invoiced based on actual cost.

Chairman Wardle proposed \$300,000 with an idea of up to six weeks with a report every two to four weeks. It starts at \$100,000. Council Member Graf stated he didn't want to set a timeline with the not knowing how long this will take to get the program running.

Council Member Gochis stated that she wanted recommendations from the committee as there have been recommendations for the projects in the city. She would like to know how much money the City really has to spend. She doesn't want to over promise. Chairman Wardle stated we promise \$100,000 and don't spend 200,000 until there is a report. There would be \$864,000 to be allocated to City projects. Ms. Wimmer stated

the proposal would be \$150,000 and the process needs to be in place to report and see what the demand is. Then more money can be requested at this time. There can be a reserve to decide later.

**e. Request for Establishment for a Special Improvement District for Perpetual Open Space maintenance in the Lexington Greens Development.**

Chairman Wardle moved this to the next meeting. He asked Mr. Baker to send out by email policy questions to the Council that they will be reviewing.

**f. Request for Park Impact Fee Reimbursement for Drumore at Overlake Phases 1 & 2 Project**

Presented by Jim Bolser

Mr. Bolser stated this is a introduction and is not an item that needs to be voted on or have a decision on. The subdivision is on the 7:00pm meeting agenda. The Drumore project is a standard R1-7 Residential subdivision on the south side of Aaron Drive. The plat of the subdivision on the left hand side is a on the corner of Aaron Drive and Berra Boulevard. It is intended as a storm drain detention facility. The developer of the project is proposing to landscape the detention basin and include some recreational facilities, playground, benches and walking path. The developer has requested to seek a reimbursement proposal whereby building permits are issued for phases one and two a portion of the parks and impact fee would be refunded to the developer to cover the costs of the recreation facilities. The proposal was provided in the packet. The City is in the process of reviewing the playground equipment that has been provided by the applicant.

Council Member Brady asked if this has been done for any development. Mr. Bolser stated that this would be the second time for this developer as part of the Glen Eagles development. It was also done as part of the initial phases of Copper Canyon. Council Member Brady asked what the percentages were on the other projects? Mr. Bolser stated that he believed the Glen Eagles was significantly higher. There will be further meetings to make the decisions. Council Member Brady stated if this is not approved will they still build the park? Mr. Bolser stated that is their option. They would have to do the detention basin, but the upgrades would be to their discretion.

Council Member Gochis stated she thinks it would be an added value to the project.

Chairman Wardle asked when the proposal needs to come back. Mr. Bolser stated it is an administrative issue and dos not need to come back. Chairman Wardle stated that he liked the idea.

**8. Closed Meeting**

**Council Member Graf motioned to table the closed session to the end of the business meeting.** Council Member Gochis seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Brady, “Aye,” Council Member Graf, “Aye,” Chairman Wardle, “Aye.” The motion passed.

9. **Adjourn**

**Chairman Wardle adjourned the meeting.**

**Council Member Hansen motioned to adjourn the meeting.** Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Brady, “Aye,” Council Member Graf, “Aye,” Chairman Wardle, “Aye.” The motion passed.

The meeting adjourned at 6:49 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 19th day of August, 2020

---

Ed Hansen, Tooele City Council Chair