

**Tooele City Council and the  
Redevelopment Agency of Tooele City (RDA)  
Work Session Meeting Minutes**

Date: Wednesday, June 17, 2020  
Time: 5:45 p.m.  
Place: Tooele City Hall, Council Chambers  
90 North Main St., Tooele, Utah

**City Council Members Present:**

Scott Wardle, Chair  
Melodi Gochis  
Tony Graf  
Ed Hansen  
Justin Brady

**City Employees Present:**

Debbie Winn, Mayor  
Michelle Pitt, Recorder  
Jim Bolser, Community Development Director  
Darwin Cook, Parks and Recreation Director  
Ron Kirby, Chief of Police  
Shannon Wimmer, Finance Director  
Cylee Pressley, Deputy Recorder  
Matt Johnson, Assistant City Attorney  
Stacy Smart, Communities that Care Supervisor  
Kami Perkins, Human Resource Director  
Paul Hansen, City Attorney  
Steve Evans, Public Works Director

Minutes prepared by Michelle Pitt

**1. Open Meeting**

Chairman Wardle called the meeting to order at 5:46 p.m.

**2. Roll Call**

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

### **3. Mayor's Report**

The Mayor started with the wonderful news that even though Facebook announced that the City is cancelling the 4<sup>th</sup> of July, there will still be a July 4<sup>th</sup>. The calendar won't go from the 3<sup>rd</sup> to the 5<sup>th</sup>. The Mayor went on to say that a lot of time and effort has gone in to the 4<sup>th</sup> of July celebration by City staff. On Saturday, June 30<sup>th</sup>, a new Miss Tooele City, and royalty, will be crowned via Facebook live. On Saturday, July 4<sup>th</sup>, there will be a virtual flag raising ceremony, with the annual fireworks display at the Tooele High School football field that evening. Moving the fireworks to the football field will open more parking space in the high school parking lot. She encouraged everyone to come, and to practice social distancing. The City has been working with local restaurants to prepare an All American Dine Around Meal event. This is to advertise different restaurants and eateries where you can go to get a deal on their idea of an all-American meal. The City is sponsoring a patriotic porch decorating contest. Porches will be judged and prizes will be given to those in Tooele City. The City is sponsoring a red, white and blue-tiful downtown. On Friday, the 29<sup>th</sup> from 9-noon, City employees will be on Main Street in the downtown area decorating with red, white and blue. Tooele County will also participate. The City is also asking all businesses to decorate their locations in red, white and blue. People are encouraged to come to the downtown and look at the decorations. The City is also sponsoring the Tooele History All-American tour. There is a 36-page pamphlet on the City's website that you can print out and take with you on a walking tour. If you walk from the City park to the golf course and back, you will have walked 3.1 miles, or a 5K, and will be able to visit historical sites along the way. The City has a tremendous history and we are very proud of our heritage.

The Mayor stated that everyone is going through difficult challenges in our world. With that, the City is seeing a great increase of vandalism and graffiti in parks and businesses. The City tries to take care of those as quickly as possible. Restrooms in the parks have been opened, but they continually to get vandalized. The public is encouraged to watch for suspicious activity or mischief in the parks. There is a \$250 reward for a conviction of vandalism. The City has a detective dedicated full-time on vandalism and graffiti. The detective has referred six cases for charges already. The Mayor pleaded with the citizens to be watchful and to report incidents to the police or dispatch. Chairman Wardle stated that he thought it was wonderful that the police department and administration are working to handle the graffiti and vandalism.

### **4. City Council Members' Reports**

Council Member Gochis reported that Tooele has a 66.4% self-response rate in the 2020 census. Census workers will begin dropping off information door-to-door, but people can still respond online up until October. Council Member Gochis encouraged everyone to participate in the census. The City receives benefits for this participation.

The Tooele City Arts Council has cancelled the Fridays on Vine concert series for this year. Performers will be postponed until next year.

Council Member Brady had nothing to report.

Council Member Graf said that during the COVID-19 pandemic, the sign ordinance has been suspended. He said that he will be reaching out to individuals to look at the existing sign Code to see about how to make it more effective. He will post information online and reach out for comments from the public.

Council Member Hansen had nothing to report.

Chairman Wardle said that Council Member Hansen has set up a meeting in July to discuss homelessness and assisting the core. Many of the Council will travel to St. George to visit the Switch Point facility, to see how it operates. The Attainable Housing committee will meet again in two weeks.

## **5. Discussion:**

### **- Budget**

Ms. Wimmer provided updates to the Council of changes that were made since their budget meeting on June 9<sup>th</sup>. She suggested reinstalling some monies that were cut due to COVID-19. She explained that one new item had been added, and then turned time over to the Mayor to address. Mayor Winn stated that there was a change in four line-items for the cost of the City engineer and the engineer intern. It involves the Public Works line-items and one line-item in Community Development. As specific projects are done, money will be transferred from the applicable line-item. The increase to the total amount for the City engineer is a 5% increase. The Mayor further explained that Mr. Hansen's contract allows for a 5% increase each year. That has not been done for the last five years. This year, Mr. Hansen was the manager for the construction of the police station. Because of his supervision, the City came in under budget. The Mayor stated that she is recommending the 5% increase.

Council Member Wardle expressed appreciation on how the budget was handled this year. The Mayor expressed appreciation to the staff for their work on the budget, saying that they prepared a budget, and then was asked to re-look at their budgets and make cuts due to COVID. She also expressed appreciation to the Council for the work on the budget.

### **- Impact Fees on Parks and Public Safety**

Ms. Wimmer provided the analysis of the impact fee rates, as prepared by Lewis, Young, Robertson and Burningham. She asked for direction from the Council about what rate they were comfortable with. Ms. Wimmer went on to say that staff thinks the fees can be adopted by July 15<sup>th</sup>, and then there is a 90-day delay on when they can be implemented.

Ms. Wimmer summarized the proposed changes for the impact fees:

For Parks and Recreation: Single family would be a 47% increase, multi-family a 14% increase.

For Police: Single family would be a 94% increase, multi-family a 98% increase, commercial a 142% increase, and industrial a 53% increase.

For Baseline for Fire: Single family would be a decrease of 84%, multi-family an 89% decrease, commercial 3% increase, and industrial a 71% decrease.

For Fire – New Facilities with Debt: Single family would be a 46% increase, multi-family 8% increase, commercial 202% increase, and industrial a 14% decrease.

Ms. Wimmer explained that the biggest reason for the change between the baseline for fire, and the fire with a facility is that the facility numbers include a new fire station building. If the City moves forward without a plan for a fire station in the next 5 years, we should choose the baseline figures. If the Council wants to find a way to bond for a new fire station, it would increase fees. Ms. Wimmer asked if the Council was willing to bond, and to build a new fire station within the next five years.

Council Member Hansen said that the current building is not earthquake safe. The Mayor said that she is leaving \$300,000 in the budget for a storage building for the fire department. The growth portion of the impact fees could be used, which is about \$30,000 per year. It is currently being spent on their newest fire truck, and there is still a \$150,000 payment for about two more years. The Mayor said that they will soon need another fire truck, which is in their three-year plan.

Council Member Graf asked what the cost would be for a new fire station. The Mayor said it is estimated to be \$2 – 2.5 million. Council Member Graf said that fire is an essential service and is not something that we can do without. The City is unique in that we have a volunteer fire service. Council Member Graf asked what would happen if the Council were to adopt the proposal, but couldn't fund the fire station within the time constraints. Ms. Wimmer answered that the City would have to refund those funds.

Council Member Gochis asked if there were federal dollars available for a fire truck. The Mayor answered that there haven't been federal funds available for fire since 2009. Chairman Wardle asked about a shared partnership with the Bureau of Land Management.

Council Member Brady asked if a new facility could be built without a tax increase. Ms. Wimmer answered that the City would either have to increase taxes or make a cut somewhere else. Council Member Brady asked if the City was close to paying off any bonds so that that money could be used towards a new fire station. Ms. Wimmer said she would have to look at the City's long-term debt.

Chairman Wardle said that the City will continue to grow and public safety facilities need to be addressed. The pool and City hall bonds will mature in 2025. He said he felt that the City needs to include impact fees for a new fire station. He added that the Mayor has shown them that "when there's a will to get it built, it will get built." The Chairman said that this may need to be put to the public for a vote. Ms. Wimmer reminded the Council that if they approve the fee to include a new building, it would need to be built in the next five years. The Mayor stated that there may actually need to be two new fire stations.

The Council decided that the new facility for fire should be included in the impact fee change. Chairman Wardle said that AirMed agreed to pay to use part of the facility. The Mayor said that

the City owns property for a new fire station, so the City doesn't have to purchase the property which helps.

It was decided that the impact fees would be brought back to the Council as a first reading on July 1<sup>st</sup>. On July 2<sup>nd</sup>, the City would publish a 10-day public hearing notice. Ms. Wimmer said that the Council would need to adopt the amounts tonight, and then it would be brought back to the Council on July 15<sup>th</sup>. If the Council has questions, they are to get them to the Mayor and Ms. Wimmer by email prior to the meeting.

- Update on Attainable Housing

Chairman Wardle stated that he had a committee meeting last week. The committee is going to come with a recommendation to change the minimum square footage for residential to 700 square feet. This would allow for studio apartments to be built and would take the rent from \$1000 to \$750. Chairman Wardle added that the committee will be meeting every two weeks until the issues are hammered out. Council Member Graf said that he and his wife were in a small housing unit of about 900 square feet when they were first married. He said that if the demographic was for a family unit, then it would be too small. Chairman Wardle said that the smaller minimum allows for affordable housing for single people and couples without kids. Council Member Hansen added that even older couples can't afford housing.

Chairman Wardle indicated that he would send the study that the Tooele County Realtors have done to the Council.

**Council Member Graf moved to close the meeting.** Council Member Brady seconded the motion. The vote was as follows: Council Member Gochis "Aye," Council Member Brady "Aye," Council Member Hansen "Aye," Council Member Graf "Aye," and Chairman Wardle "Aye."

The meeting closed at 6:47 p.m.

**6. Close Meeting to Discuss Property Acquisition**

The Council, Mayor, and staff were present during this portion of the meeting.

No minutes were taken on this item.

**7. Adjourn**

**Chairman Wardle adjourned the meeting at 6:51 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 \_\_\_\_\_ day of July, 2020

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Scott Wardle, Tooele City Council Chair