



Council Business Meeting Minutes

May 14, 2024

Tooele County Emergency Operations Center

7:00 PM

1. Call to Order

Chairman Jared Hamner called the Council Business Meeting to order at 7:00 PM. The time, place, and agenda of the meeting had been provided to the Tooele Transcript Bulletin and to each member of the governing body by posting the notice and agenda at least two days before on the Tooele County website and emailing them a link.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Scott Wardle.

3. Roll Call

Council Member Roll call as follows:

Erik Stromberg: Absent

Jared Hamner: Present

Tye Hoffmann: Present

Scott Wardle: Present

Kendall Thomas: Present

Also, present were Scott Broadhead- Attorney, Andy Welch- County Manager, Brittany Lopez- Assistant County Manager, and Tracy Shaw- Clerk.

Staff in attendance were Nathan Harris- Deputy Attorney, Alison McCoy- Auditor, Jerry Houghton- Recorder/Surveyor, Gary Dalton- Human Services Director, Wayne Anderton- Solid Waste Director, Paul Wimmer- Sheriff, Bucky Whitehouse- Emergency Operations Center (EOC) Director, Joy Peters- Assessor, Tina Rainey- Human Services Office, Rachelle Custer- Community Development Department, Aspen Wimmer- Auditor's Office, Beckie Boekweg- EOC, and Mike Jensen- Treasurer

Guests in attendance were Margie Jensen, Amelia Guadagnin, Jennifer Peatross and Buck Peck-North Tooele Fire District

4. Public Comments

Jerry Houghton, Recorder/Surveyor, spoke about the proposed time changes for the Council meetings and stated he supports Council Member Kendall Thomas' proposals. He appreciates the data that has been provided. He feels that more people are able to attend with a later start time of 6:00 pm.

5. Recognitions, Presentations, & Informational Items

a. Recognition for Beckie Boekweg receiving Utah Certified Emergency Managers (UCEM) Certification

Emergency Services is requesting to acknowledge Beckie Boekweg for recently receiving her certification by the State of Utah as a Certified Emergency Manager. There are less than 100 Utah Certified Emergency Managers in the State of Utah. The process of receiving this distinction can take several years to receive and is a tremendous acknowledgment of her knowledge, dedication and commitment to the profession and to the residents of Tooele County. She has worked tirelessly in this field to develop a skill set that is hard to achieve and should be commended for her efforts.

Bucky Whitehouse, EOC Director, presented this item. He explained what the Utah Certified Emergency Manager certification is and stated that statewide, only 60 individuals have received this certification. Beckie Boekweg is the 2nd person in Tooele County to receive it. Director Whitehouse stated it is very challenging to achieve and covers everything from

response to recovery. He stated that Beckie also received the Emergency Management Association Member of the Year Award. He expressed his appreciation to Beckie and stated she is a leader in the Emergency Management field.

Brittany Lopez, Assistant County Manager, recognized Beckie and explained the various events that she has handled in Director Whitehouse's absence.

Council Member Kendall Thomas motioned to table item 9C. Second by Council Member Scott Wardle. All in favor. The motion passed.

b. Community Development Block Grant (CDBG) Second PUBLIC HEARING, Christy Dahlberg

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
SECOND PUBLIC HEARING NOTICE**

Tooele County will hold a public hearing to discuss the project determined to be applied for in the CDBG Small Cities Program in Program Year 2024. PROJECTS – Vehicle for the resource center/pantry located at 251 N First St., Tooele, UT to deliver resources to beneficiaries around the county, and planning & administration. Comments will be solicited on project scope, implementation and its effects on residents. The hearing will begin at 7:00 P.M. on 05/14/2024 and will be held at 47 South Main Street, Tooele, UT 84074. Further information can be obtained by contacting Christy Dahlberg at 801-363-4250 x 5005. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this hearing should notify Stephanie Eastburn at Tooele County, 47 South Main Street, Tooele, UT 84074 at least three days prior to the hearing. Individuals with speech and/or hearing impairments may call the Relay Utah by dialing 711. Spanish Relay Utah: 1.888.346.3162.

Published the State of Utah's Public Meeting Notice Website – www.utah.gov/pmn on **05/06/2024**

Agenda Attachments

1. CDBG 2nd Public Hearing Notice.pdf
2. 2nd Public Hearing Minutes Tooele County 2024 CDBG.pdf

Christy Dahlberg presented this item and explained the Community Development Block Grant by stating that this hearing was called to allow all citizens to provide input concerning the project that was awarded under the 2024 Community Development Block Grant Program. Tooele County has amended its capital investment plan and decided to apply for funds for the purchase of a vehicle for the Friends of SwitchPoint resource center/food pantry located at 251 N First St. Tooele, UT to deliver resources to beneficiaries around the county, utilizing \$60,000 of CDBG funds. Additionally, Tooele County was awarded funds on behalf of the Wasatch Front Regional Council for planning and administration. Christy explained that both applications were successful in the regional rating and ranking process and the planning and administration application was awarded \$50,000. Christy explained the project to those in attendance. Christy then asked for any comments, questions and concerns from the audience. There were no questions or comments.

Chairman Jared Hamner then opened the meeting up to further suggestions from the audience.

Council Member Kendall Thomas motioned to open a Public Hearing. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

No comments.

Council Member Scott Wardle motioned to close the Public Hearing. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

Council Member Scott Wardle motioned to adopt and accept the Community Development Block Grant (CDBG). Second by Council Member Kendall Thomas. All in favor. The motion passed.

6. Minutes

a. April 16, 2024 Work and Business Meeting Minutes

Agenda Attachments

1. 04.16.2024.Work.Draft.pdf
2. 04.16.2024.Business.Draft.pdf

Council Member Tye Hoffmann motioned to approve April 16, 2024 Work and Business Meeting Minutes. Second by Council Member Kendall Thomas. All in favor. The motion passed.

7. Consent Agenda: Check Register

a. Check Register 4/11 & 4/18

Agenda Attachments

1. Check Register-April.pdf

Council Member Kendall Thomas motioned to approve Check Register 4/11 & 4/18. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

8. Consent Agenda: Contracts

a. Contract between All Star Striping and Tooele County, Pavement Striping, Jed Bell

Tooele County needs to renew its road striping contract. After posting a two-week RFP on the U3P website, the county received two proposals: One from All Star Striping for \$66,796.00 and another from RW Striping for \$71,500.00. The Tooele County Roads Department intends to move forward with All Star Striping for their pavement striping services, initiating a yearly contract with the possibility of up to three extensions. The service was accounted for in this year's budget planning.

Agenda Attachments

1. 2024 Roads Striping Contract - All Star.pdf

Council Member Tye Hoffmann motioned to approve the Contract between All Star Striping and Tooele County, Pavement Striping. Second by Council Member Kendall Thomas. All in favor. The motion passed.

b. Solid Waste, 340 Track-hoe Lease, Wayne Anderton

The Tooele County Solid Waste Department is needing to replace a 2001 Komatsu, PC 200 Track-hoe. It has 15,000 hours on it, the hydraulic pump is worn out, and the undercarriage needs a complete overhaul. These items to fix will cost more than the machine is worth, and it is not worth the expense to repair. This piece of machinery is vital to the operation of the Solid Waste Department, for fire suppression, mining dirt for cover and new cell development. This new track-hoe is part of the Solid Waste capital improvement plan that was developed. Wheeler Machinery has a 340 track-hoe on the state contract, (contract # MA3383). This is a lease with an option to purchase. It is currently onsite in Salt Lake City and available for delivery when the paperwork is completed. The first lease payment is due one year after the lease is signed and will have no impact on the Solid Waste budget in 2024.

Agenda Attachments

1. 340 excavator quote April 24 w trade (002).pdf

Council Member Kendall Thomas motioned to approve the Solid Waste 340 Track-hoe Lease. Second by Council Member Tye Hoffmann. He asked that 2 amortization schedules be submitted. All in favor. The motion passed.

9. Action Items

a. Presentation of Entity Revenue Disbursement Options Relating to 2023 Tax Rates and Approval-By Alison McCoy, Joy Peters

In Utah, when property values increase, tax rates typically decrease to maintain revenue neutrality. Due to the results of an audit of centrally assessed properties, additional revenue for some Tooele County taxing entities will be available beginning with tax rates set in 2024. Impacted taxing entities were given the option to collect this revenue over either a one or three-year period. This choice and flexibility was designed to ensure that the impact of this revenue was managed in a way that best suits the financial needs and priorities of the individual entity and its constituents. It's important to acknowledge that revenue at this adjusted rate should have been fully collected in 2023. Therefore, while taxpayers will see an increase in 2024, because rates are currently artificially low, this adjustment is aimed at correcting the situation.

Alison McCoy, Auditor, and Joy Peters, Assessor, explained this item. An on-screen presentation was provided.

Auditor McCoy defined various assessing terms including centrally assessed properties, tax rates, taxable and market values, 697 report, and 750 report. She explained the process for setting tax rates and explained that centrally assessed properties were accidentally counted twice in 2023.

Rather than asking who is to blame, Auditor McCoy focused on where the process breakdown was. Joy Peters, Assessor, explained the reports were misread. She advised that there were no red flags at the County or State level. She clarified that no properties were double taxed or double assessed.

Auditor McCoy explained the impact to taxing entities and shared a chart that showed individual amounts and percentages. She advised that the estimated impact to taxpayers will be approximately \$218. She clarified that this is not a tax increase. This is what the 2023 taxes would have been had the mistake not occurred. She advised that the County will allow the taxing entities to choose whether they receive the funds over 1 or 3 years.

Auditor McCoy stated that a Legislative Audit that was released 2 weeks ago revealed that these issues have happened elsewhere. Differing systems are creating variations among counties.

Assessor Peters reviewed what will happen going forward. 3 sets of eyes, namely the Assessors, Auditors and the Utah State Tax Commission, will evaluate entities by amounts rather than totals. The PUMA system will be used statewide will provide the data. The Tyler system will run the reports. Checks and balances will be done on all reports.

Auditor McCoy stated that the local tax roll group includes the Treasurer, Assessor, Auditor and Recorder who all work closely with the Utah State Tax Commission.

Auditor McCoy reviewed the entity choices of how they will receive funds. She explained the County has 4 rates. One will be collected over 3 years, the other will be 1 year. She explained that the Council will need to approve her proposal of receiving the shorted funds.

Council Member Kendall Thomas asked if the same principles will be applied statewide.

Auditor McCoy stated that implementation of these principles is possible because of good relationships with the State Tax Commission.

Chairman Jared Hamner asked Assessor Peters to clarify the process of having 3 sets of eyes review the tax information. Auditor McCoy further clarified that all entities will now be able to see all pieces of the process, rather than only having access to one piece.

Council Member Scott Wardle stated he appreciates good recording. He suggests reviewing the data that is provided to citizens, as there is a big difference between assessed value vs. appraised value. He thanked Auditor McCoy and Assessor Peters for the presentation as it answered all his questions. He stated he had only one suggestion and pointed out page 35 of the Legislative Audit Report. He stated Tooele County citizens may feel that taxation is a rate-driven system, when in fact it is a revenue-driven system. He also asked if Tooele County can afford to allow 3 year collection rather than 1 year. Auditor McCoy stated she is not comfortable with 3 year collection due to other financial obligations.

Council Member Tye Hoffmann asked what is a normal % change when flags are triggered. Assessor Peters stated that big changes must be explained. Most big changes in the 2023 report can be reasonably explained, but there is still room for errors.

Council Member Hoffmann asked if a standard % of change will be set. Auditor McCoy stated a standard % can't be set as there would be no way to account for new growth or market

fluctuations. Assessor Peters stated the intent is to drill further into the data to better identify possible red flags that may be mistaken for new growth or fluctuations in the market. She advised the Assessor's Office plans to place more information online and make it available to the public.

Council Member Scott Wardle commended the Auditor's and Assessor's Offices for implementing many of the audit recommendations before the state acts.

Council Member Scott Wardle motioned to adopt the Revenue Disbursement Options relating to 2023 Tax Rates. Second by Council Member Kendall Thomas. All in favor. The motion passed.

b. Small Business Development & Expansion Grant Application Approval, Rachelle Custer

The County Economic Opportunity Board is requesting approval for funding of the Small Business Development & Expansion Grant applications for the following businesses:

- AAM Esthetics LLC
- Desert Flora Shop
- Dolfis Donuts & Pastry
- Jensen Family Landscape Maintenance
- Lasting Bridal Looks
- Nomadic Beauty
- Onja Uone LLC
- Peak Replicas
- Savage Freight & Transport LLC
- The Occasional Chocolatier LLC
- The Vintage Barn
- Tooele Valley Bicycle
- Virtu Barbershop & Salon

Agenda Attachments

1. Small Business Grant 2024 Board Recommendations.pdf

Council Member Tye Hoffmann motioned to approve the Small Business Development & Expansion Grant Applications. Second by Council Member Kendall Thomas. All in favor. The motion passed.

c. Council Meeting Time Discussion, Kendall Thomas

Item was tabled.

10. Boards & Committees

11. Council Update

Council Member Scott Wardle- no update

Council Member Tye Hoffmann stated we are into the first week of the County Cleanup and collections at the landfill were up 112% on Saturday May 11th. He stated he has been at conferences for UAC (Utah Association of Counties) and WIR (Western Interstate Region). He stated the WIR conference for 2025 will be held May 20-23 in Rapid City, SD. The 2026 WIR conference will be held in Maui, HI.

Council Member Kendall Thomas stated he attended an Aging Volunteer Appreciation Luncheon and stated that 5967 volunteer hours were donated in 2023, which saved the county \$110,398. He also thanked the tax roll team for their work. They identified the problem and solved the problem.

Chairman Jared Hamner attended the Utah Chamber Association conference in DC. He stated that a lot of blame is passed around in DC, and he appreciates Tooele County's approach of being accountable. He stated the National delegation is aware of Tooele County and the various efforts of our Elected Officials.

12. Manager Update

Andy Welch, County Manager, reviewed updates:

1. Thanked the Solid Waste Department for their work to prepare for the County Cleanup project.

2. Tooele County has received grants for expanding Grantsville Reservoir campground.
3. Bids for Phase II of the Deseret Peak project are out to bid.
4. A Congressional Funding application has been submitted for Phase I of the Droubay project. Phase II has also been submitted. These projects have been recommended by UDOT.
5. An Ibapah water grant was received.
6. UDOT road plans will be submitted for Ibapah Road soon. Plan to start construction in 2025.
7. Ran into asbestos during HVAC demo, which put the project 3 weeks behind. Mitigating.
8. Working with Rio Tinto on reclamation work in Middle Canyon. Hoping to work on a trail design in that area.
9. The Distinguished Budget Presentation Award was given to Tooele County, 3rd county in UT to receive this award.

13. Manager Update: Ratifications

a. 5 Deferral Agreements

Deferral agreement to pay monthly

Agenda Attachments

1. 5 Deferral.pdf

Council Member Tye Hoffmann stated he has a recommendation for how to collect money faster instead of over a 2-year period. He stated he will work with the tax team to evaluate.

b. 1 MVA

Refund on Motor Vehicle

Agenda Attachments

1. Harris Air Systems.pdf

c. Contract for Community Consultant - Tooele County and UAC

Agenda Attachments

1. Tooele Co Receiving Center Consulting Contract - Manager Signature.pdf

d. Road Chip Storage Agreement with G&H Properties LLC

Agenda Attachments

1. G&H Properties LLC - Chip Storage Agreement - 4-23-2024.pdf

e. State of Utah Contract Addendum for Court Security and Bailiff Services

This addendum to contract 152272 is to increase the amount by \$28,000 for the remainder of the contract that ends June 30th 2024.

Agenda Attachments

1. Court Security Amendment 2024.pdf

f. MOU Between Tooele County and Tooele Technical College

Agenda Attachments

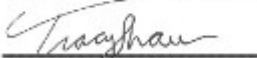
1. SBDC MOU FY22-23-5yr TTech - Tooele County-signed.pdf

14. Adjournment - Closed Session if needed

Council Member Scott Wardle motioned to adjourn and go into a closed session. Second by Council Member Kendall Thomas. All in favor. The motion passed and the meeting adjourned at 8:07 pm..

THE FOREGOING MINUTES ARE APPROVED:


Jared Hamner, County Council Chairman


Tracy Shaw, County Clerk



Tracy Shaw, County Clerk